



\$319,380.00

1956 CANYON LIVE OAK ST, CONROE, TX 77304, USA

<https://test.houston-re.com>



Brand new, energy-efficient home available by Jun 2023! Grill with friends on the Gateway's covered back patio. Linen cabinets with white-toned quartz countertops, gray tone EVP flooring with dark gray tweed carpet in our Balanced package. Easy access to I-45 makes it simple to get to work or play quickly. Located in the fast-growing City [...]

Rooms & Units Description

Property title: 7226 Cherrybark Oak Conroe Texas
77304

Room Description: Family Room,Gameroom
Up,Kitchen/Dining Combo

Master Bath Desc: Primary Bath: Double Sinks,Primary
Bath: Shower Only

HOA Mandatory: 1

Room Count: 7

Bed Room Description: Primary
Bed - 1st Floor,Walk-In Closet

Photo Count: 47

Original List Price: 370030.00



Property Details

Parcel Number: NA	Lot Description: Subdivision Lot
Style: Contemporary/Modern,Traditional	List Type: Exclusive Right to Sell/Lease
Builder Name: Meritage Homes	Price Sq Ft List: 141.01
Acres Description: 0 Up To 1/4 Acre	Dwelling Type: Free Standing
New Construction: 1	New Construction Desc: To Be Built/Under Construction
Stories: 2	Floors: Carpet,Laminate,Tile,Vinyl Plank
Restrictions: Deed Restrictions,Restricted,Zoning, Deed Restrictions,Restricted,Zoning	Utility District: 1

Property Features

Exterior: Back Yard,Back Yard Fenced,Covered Patio/Deck,Patio/Deck	Interior: Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System
Roof: Composition	Foundation: Slab
Garage Carport: Additional Parking,Double-Wide Driveway	Garage Desc: Attached Garage
No Of Garage Cap: 2	Heat System: Heat Pump
Cool System: Heat Pump	Pool Area: 1
Energy: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,Energy Star/Reflective Roof,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Spray-Foam,Storm Windows,Tankless/On-Demand H2O Heater	Kitchen Desc: Kitchen open to Family Room,Walk-in Pantry
Oven Type: Freestanding Oven,Single Oven	Dishwasher: 1
Water Sewer: Public Sewer,Public Water	Countertops: Granite/Quartz
Microwave: 1	Siding: Brick,Cement Board,Stone

Fees & Taxes



Tax Rate: 2.99

Tax Year: 2022

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Builder

Price Change Timestamp: 2023-07-19T22:42:33.447

Completion Date: 2023-06-01

Location Details

Area: 19

County Or Parish: Harris

School District: 56 - Willis

Directions: 45N to Exit 90 (League Line) Left on League Line to Left at 2011 Bluff Oak Ct

School Elementary: LAGWAY ELEMENTARY SCHOOL

School Middle: ROBERT P. BRABHAM MIDDLE SCHOOL

School High: WILLIS HIGH SCHOOL

Subdivision: Montgomery Oaks

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77304

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions,Restricted,Zoning

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Exclusions,HOA First Right of Refusal,Home Protection Plan,Mud,Reports Available,Special Addendum

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Range

Legal: SF 0227 Plan 390A

DOM: 204

Courtesy of

List Office Name: Meritage Homes Realty

