



\$1,100,000.00

**723 THE CLIFFS CT, MONTGOMERY, TX
77356, USA**

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



NEW Modern Luxury home in quiet, gated Cliffs at South Shore on Lake Conroe! This custom new Beauty sits proudly on 1+ acre, at the end of a cul-de-sac and has a pretty water view. It boasts 4 bedrooms with 3 down, 3 full & 1 half baths, study, game room , a Mancave 3 [...]

Rooms & Units Description



Property title: 735 The Cliffs Montgomery Texas 77356

Room Description: Family Room,Formal Dining,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Utility Room in House

Master Bath Desc: Half Bath,Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Separate Shower,Secondary Bath(s): Tub/Shower Combo

HOA Mandatory: 1

Completed Construction Date: 2023-02-24

Garage Dimension: 47x21

Room Count: 11

Bed Room Description: 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Split Plan,Walk-In Closet

Photo Count: 50

Original List Price: 1100000.00

Key Map: 124X

Property Details

Parcel Number: 3423-00-05000

Lot Dimention: 419x143

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 320.33

Acres Description: 1 Up to 2 Acres

New Construction: 1

Stories: 1.5

Ownership: Full Ownership

Utility District: 1

Lot Description: Cul-De-Sac,Subdivision Lot,Water View

Style: Contemporary/Modern

Builder Name: Chadwick Homes LLC

Acres: 1.025

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Carpet,Tile,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard Fenced,Controlled Subdivision Access,Covered
Patio/Deck,Patio/Deck,Porch,Sprinkler System

Roof: Other

Garage Carport: Additional Parking

No Of Garage Cap: 3

Cool System: Central Electric,Zoned

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Island w/
Cooktop,Kitchen open to Family Room,Pantry,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry

Dishwasher: 1

Microwave: 1

Water Amenity: Lake View, Lake View

Interior: Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling

Foundation: Other,Slab

Garage Desc: Attached Garage,Oversized Garage,Tandem

Heat System: Central Gas,Zoned

Fireplace Description: Gas Connections

Energy: Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows,Tankless/On-Demand H2O Heater

Oven Type: Double Oven

Water Sewer: Public Sewer,Public Water,Water District

Siding: Stucco

Fees & Taxes

Tax Rate: 2.2081

Tax Amount: 1467

Tax Year: 2022

Maint Fee Includes: Limited Access Gates

Other Mandatory Fee: transfer

Fee Other: 1

Fee Other Amount: 175

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Builder

Completion Date: 2023-08-25

Location Details



Area: 39

School District: 37 - Montgomery

School Elementary: STEWART
CREEK ELEMENTARY SCHOOL

School High: MONTGOMERY HIGH
SCHOOL

Geo Market Area: Lake Conroe
Area

Zip: 77356

County Or Parish: Montgomery

Directions: I-45N, Exit Hwy 105, go west to River Rd,
Right at the light, turn into Cliffs on the left, go straight
around curve, right on Cliffs Blvd Ct, home at the end on
the left. White Stucco w Black Trim. New Construction.

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

Subdivision: Cliffs At South Shore

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Disclosures: Mud

Finance Available: Cash Sale,Conventional,FHA

Legal: S342300 - CLIFFS AT SOUTH SHORE, LOT 50

DOM: 5

Realist Block: Deed Restrictions

Disposal: 1

Range Type: Gas Range

Legal Subdivision: CLIFFS AT SOUTH
SHORE

Courtesy of

List Office Name: Berkshire Hathaway HomeService

