



\$424,955.00

7450 CATTAIL FLS LN, PORTER, TX 77365, USA

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

Backed up to a wooded area with access to miles of walking and nature trails, The Greensbrook is a 2 story boasting 4 bedrooms and 3 full baths in the Highlands newest 40' section. Modern open style kitchen and family space with quartz countertops, tile floors, and full-function island. Downstairs, you will find a guest bedroom with [...]

Rooms & Units Description



Property title: 7446 Cattail Falls Porter Texas 77365

Room Description: Family Room,Gameroom Up,Living Area - 1st Floor,Utility Room in House

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

Subdivision Lake Access YN: 1

Original List Price: 424955.00

Garage Dimension: 21x19.6

Room Count: 10

Bed Room Description: 1 Bedroom Down - Not Primary BR,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

Photo Count: 11

HOA Mandatory: 1

Green Certification: Energy Star Qualified Home,Environments for Living,Home Energy Rating/HERS

Property Details

Parcel Number: NA

Lot Dimention: 40x120

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 182.23

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Laminate,Tile

Lot Description: Greenbelt,Subdivision Lot

Style: Traditional

Builder Name: David Weekley Homes

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Green Space,Back Yard,Back Yard Fenced,Covered Patio/Deck,Patio/Deck,Porch,Sprinkler System

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,North/South Exposure,Other Energy Features

Oven Type: Gas Oven

Water Sewer: Water District

Microwave: 1

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Electric,Central Gas

Pool Area: 1

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Walk-in Pantry

Dishwasher: 1

Countertops: Quartz

Siding: Brick

Fees & Taxes

Tax Rate: 3.42 **Maint Fee Includes:** Clubhouse,Other,Recreational Facilities

Basics

Baths Full: 3

Price Change Timestamp: 2023-08-03T11:07:27.130

Year Built Src: Builder

Completion Date: 2023-11-20

Location Details



Area: 40

School District: 39 - New Caney

School Elementary: ROBERT CRIPPEN ELEMENTARY SCHOOL

School High: PORTER HIGH SCHOOL (NEW CANEY)

Geo Market Area: Porter/New Caney West

Zip: 77365

County Or Parish: Montgomery

Directions: From Houston: 21711 Grayson Highlands Way Porter, TX 77365 Take I-45 North Exit 70B to merge onto SH-99 Grand Parkway East (Toll required) Exit FM 1314 and u-turn under Grand Parkway Turn left onto Highlands Parkway Turn right onto Highlands Pines Drive Turn right onto Zion Road and proceed to the model home park on the right Turn left onto Grayson Highlands Way The model home is on your right

School Middle: WHITE OAK MIDDLE SCHOOL (NEW CANEY)

Subdivision: The Highlands

State: Texas

City: Porter

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Range Type: Gas Range

DOM: 6

Realist Block: Deed Restrictions

Disclosures: Special Addendum

Legal: Lot 12 Block 01

Courtesy of

List Office Name: Weekley Homes

