



\$603,535.00

**21726 GRAYSON HIGHLANDS WY, PORTER,  
TX 77365, USA**

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



The Arlington is a unique 4-bedroom, 3-bathroom bungalow spanning 2,625 sqft. You'll enjoy a luxe kitchen with a spacious pantry for all your appliances and cooking needs, plus a dining area for family meals and completing homework. The transformative flex space can be used as a study, media room, or game room. And if a [...]

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## Rooms & Units Description



**Property title:** 7534 Great Falls Porter Texas 77365

**Room Count:** 6

**Room Description:** Family Room,Home Office/Study

**Bed Room Description:** Primary Bed - 1st Floor,Primary Bed - 2nd Floor,Walk-In Closet

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

**Master Planned Community:** The Highlands

**Photo Count:** 8

**HOA Mandatory:** 1

**Original List Price:** 603535.00

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

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## Property Details

**Parcel Number:** 5829-00-01000

**Style:** Traditional

**Builder Name:** Empire Communities

**Acres Description:** 0 Up To 1/4 Acre

**New Construction:** 1

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Subdivision Lot

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 229.92

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Floors:** Carpet,Tile,Vinyl Plank

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## Property Features



**Exterior:** Balcony,Covered  
Patio/Deck,Porch,Sprinkler System

**Roof:** Composition

**Garage Desc:** Attached Garage,Oversized  
Garage,Tandem

**Heat System:** Central Gas

**Pool Area:** 1

**Energy:** Attic Vents,Ceiling Fans,Digital Program  
Thermostat,Energy Star/Reflective Roof,HVAC>13  
SEER,Insulated/Low-E windows,Radiant Attic Barrier

**Oven Type:** Gas Oven

**Water Sewer:** Public Sewer,Public Water

**Microwave:** 1

**Interior:** Crown Molding,Fire/Smoke  
Alarm,High Ceiling,Prewired for Alarm  
System

**Foundation:** Slab

**No Of Garage Cap:** 3

**Cool System:** Central Electric

**Fireplaces Number:** 1

**Kitchen Desc:** Island w/o  
Cooktop,Pots/Pans Drawers,Soft Closing  
Drawers,Under Cabinet Lighting

**Dishwasher:** 1

**Countertops:** Quartz

**Siding:** Brick,Stucco,Vinyl

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## Fees & Taxes

**Tax Rate:** 3.38

**Maint Fee Includes:** Grounds,Limited Access Gates

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## Basics

**Baths Full:** 3

**Year Built Src:** Builder

**Completion Date:** 2023-08-25

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## 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 go north on I-45 or Hardy Toll Road. Exit TX-99 E/Grand Parkway. Turn right/go east on TX99 E/Grand Parkway. Exit Highlands Parkway. Turn right on Mirror Lake Circle. Turn right on Highlands Parkway. Turn right on Highland Pines Drive. Turn right on Zion Dr.

**School Middle:** WHITE OAK MIDDLE SCHOOL (NEW CANEY)

**Subdivision:** The Highlands

**State:** Texas

**City:** Porter

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Other Disclosures

**Finance Available:** Cash Sale,Conventional,VA

**Legal:** Lot 10, BLK 10 Section 10

**Master Planned Community YN:** 1

**Connections:** Electric Dryer Connections,Washer Connections

**Disposal:** 1

**Range Type:** Gas Range

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## Courtesy of

**List Office Name:** Empire Communities

