



\$589,969.00

**812 FALL ROCK BRANCH DR, CONROE, TX
77304, USA**

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

Westin Homes NEW Construction (Alden, Elevation B) CURRENTLY BEING BUILT. Two story cul-de-sac lot. 5 bedrooms. 4 baths. Spacious island kitchen open to family room and informal dining room. Primary suite with large walk-in closet. Upstairs game room and media room. Covered patio and attached 2 car garage. Grand Central Park is Conroe's premier master-planned [...]

Rooms & Units Description



Property title: 808 Fall Rock Branch Conroe Texas 77304

Room Description: Breakfast Room,Family Room,Gameroom Up,Media,Utility Room in House

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Vanity Area

Photo Count: 33

Additional School: CRYAR INTERMEDIATE SCHOOL

Green Certification: Environments for Living

Room Count: 15

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

Master Planned Community: Grand Central Park

HOA Mandatory: 1

Original List Price: 733951.00

Property Details

Parcel Number: 5375-23-01000

Style: Traditional

Builder Name: Westin Homes

Acres: 0.1497

Dwelling Type: Free Standing

New Construction Desc: To Be Built/Under Construction

Floors: Carpet,Tile

Utility District: 1

Lot Description: Cul-De-Sac,Subdivision Lot

List Type: Exclusive Agency to Sell/Lease

Price Sq Ft List: 175.80

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Interior: Alarm System - Owned,Fire/Smoke Alarm,High Ceiling

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Fireplace Description: Gas Connections

Energy: Attic Fan,Ceiling Fans,Energy Star/CFL/LED Lights,Energy Star/Reflective Roof,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier

Oven Type: Electric Oven

Water Sewer: Water District

Microwave: 1

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Area: 1

Fireplaces Number: 1

Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Walk-in Pantry

Dishwasher: 1

Countertops: Quartz

Siding: Brick,Cement Board,Stone

Fees & Taxes

Tax Rate: 3.07

Tax Year: 2022

Tax Amount: 1551

Basics

Baths Full: 4

Price Change Timestamp: 2023-05-12T14:47:14.097

Year Built Src: Builder

Completion Date: 2023-08-18

Location Details



Area: 19

School District: 11 - Conroe

School Elementary:
WILKINSON ELEMENTARY
SCHOOL

School High: CONROE HIGH
SCHOOL

Geo Market Area: Conroe
Southwest

Zip: 77304

County Or Parish: Montgomery

Directions: Head north on I-45 N. Take exit 83 for I-45 Frontage (N) toward Creighton Road/Camp Strake Rd. Turn left onto Grand Central Parkway. At the traffic circle, take the 2nd exit to stay on Grand Central Parkway. Turn right onto Ketchikan Trace. Turn left onto Cortez Creek Dr. Turn right onto Fall Rock Branch Drive.

School Middle: PEET JUNIOR HIGH SCHOOL

Subdivision: Grand Central Park

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: No Disclosures

Finance Available: Cash
Sale,Conventional,FHA,VA

Legal: BLOCK 1, LOT 10

Master Planned Community YN: 1

Connections: Electric Dryer
Connections,Gas Dryer Connections,Washer
Connections

Disposal: 1

Range Type: Gas Cooktop

DOM: 27

Courtesy of

List Office Name: Westin Homes

