



\$799,900.00

998 BRIAC LN, CONROE, TX 77301, USA

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



New Construction in the Wooded, Established Neighborhood of Stewart's Forest with 4 Bedrooms, 3 Full Baths, and a 3 Car Garage. Open Concept Single Story with 12' Ceiling and Engineered Hardwood Flooring as You Enter and Flanked by the Formal Dining Room and Home Office/Study. The 12' Ceiling and Engineered Hardwood Expand into the 18' [...]

Rooms & Units Description



Property title: 998 Briac Conroe Texas 77301

Room Description: Breakfast Room,Formal Dining,Home Office/Study,Utility Room in House

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

HOA Mandatory: 1

Original List Price: 827761.00

Completed Construction Date: 2023-02-24

Room Count: 14

Bed Room Description: All Bedrooms Down,En-Suite Bath,Walk-In Closet

Photo Count: 25

Additional School: BOZMAN INTERMEDIATE SCHOOL

Green Certification: Home Energy Rating/HERS

Key Map: 188j

Property Details

Parcel Number: 9024-10-00600

Style: Contemporary/Modern,Traditional

Builder Name: Sitterle Homes

Acres: 0.2219

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Carpet,Engineered Wood,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Subdivision Lot,Wooded

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 238.99

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 1

Ownership: Full Ownership

Property Features



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

Roof: Composition

Garage Carport: Auto Garage Door Opener,Double-
Wide Driveway

No Of Garage Cap: 3

Cool System: Central Electric

Fireplace Description: Gaslog Fireplace

Energy: Attic Vents,Ceiling Fans,Digital Program
Thermostat,High-Efficiency HVAC,HVAC>13
SEER,Insulated Doors,Insulated/Low-E
windows,Insulation - Batt,Insulation - Blown
Cellulose,North/South Exposure,Radiant Attic Barrier

Oven Type: Electric Oven

Water Sewer: Water District

Microwave: 1

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

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Area: 1

Fireplaces Number: 1

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

Dishwasher: 1

Countertops: Granite & Marlana

Siding: Brick,Stone

Fees & Taxes

Tax Rate: 2.654

Tax Amount: 1231

Tax Year: 2022

Maint Fee Includes: Recreational Facilities

Basics

Baths Full: 3

Year Built Src: Builder

Price Change Timestamp: 2023-05-30T10:12:57.580

Location Details



Area: 19

School District: 11 - Conroe

School Elementary: WILKINSON
ELEMENTARY SCHOOL

School High: CONROE HIGH
SCHOOL

Geo Market Area: Conroe
Southeast

Zip: 77301

County Or Parish: Montgomery

Directions: Travel North on I-45 to TX-336 Loop/TX-75
N/Frazier St, Turn Right onto S Loop 336 W, Turn Right
onto Stewarts Forest Dr., Turn Left on Prescott Drive. The
model home is located at 1000 Prescott Drive.

School Middle: STOCKTON JUNIOR HIGH SCHOOL

Subdivision: Stewarts Forest 10

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer
Connections,Washer Connections

Disposal: 1

Range Type: Gas Cooktop

Legal Subdivision: STEWARTS
FOREST

Realist Block: Deed Restrictions

Disclosures: Mud,Special Addendum

Finance Available: Cash
Sale,Conventional,FHA,Investor,VA

Legal: S902410 - STEWARTS FOREST 10, BLOCK 2, LOT
2

DOM: 149

Courtesy of

List Office Name: Frank Sitterle, Broker

