

$374,913.00

109 PASSION FLOWER CV, MONTGOMERY, TX 77316, USA

https://bunkerhillhomes.com

MLS#58487145 Built by Taylor Morrison, *Representative Photos Added* Ready Now – An entertainer’s dream, the Balsam has a gorgeous open kitchen, family and dining combo will comfortably fit all your guests. The large kitchen island and walk-in pantry is a chef’s delight! Relax in the spacious owner’s suite with a luxurious designed en suite bathroom […]

Rooms & Units Description

Property title: 105 Passion Flower Montgomery Texas 77316

Room Count: 6

Room Description: Breakfast Room,Family Room,Living/Dining Combo,Utility Room in House

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

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

Master Planned Community: Woodforest Development

Photo Count: 36

HOA Mandatory: 1

Additional School: STEWART ELEMENTARY SCHOOL (CONROE)

Original List Price: 383913.00

Completed Construction Date: 2023-07-31

Vac Rental: Not Allowed

Property Details

Parcel Number: 2659-10-01800

Lot Desciption: Other

Lot Dimention: 46x164

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Taylor Morrison

Price Sq Ft List: 260.00

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

New Construction: 1

New Construction Desc: Never Lived In

Stories: 1

Floors: Tile,Vinyl Plank

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

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

Interior: Drapes/Curtains/Window Cover,Prewired for Alarm System

Roof: Composition

Foundation: Slab

Garage Desc: Attached Garage,Oversized Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Energy: Ceiling Fans,Digital Program Thermostat,Insulation - Spray-Foam,Tankless/On-Demand H2O Heater

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

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Countertops: Quartz

Microwave: 1

Siding: Brick,Stone

Fees & Taxes

Tax Rate: 2.78

Tax Year: 2021

Maint Fee Includes: Clubhouse,Courtesy Patrol,Grounds,Recreational Facilities

Basics

Baths Full: 2

Year Built Src: Builder

Price Change Timestamp: 2023-08-25T16:36:18.663

Active Community 55 YN: 1

Location Details

Area: 39

County Or Parish: Montgomery

School District: 11 - Conroe

Directions: From Houston: 1-45 north to exit FM 1488. Proceed west on FM 1488 to Honea Egypt. Turn right (north) on Honea Egypt and continue north for one mile, staying to the right at Sendera Ranch Dr. Continue onto Sendera Ranch Dr. for two miles. Take a right at the stop sign at Woodforest Parkway. Follow the curve in the road to the left, entering Bonterra. Drive ½ of the way around the traffic circle and continue until you see the Bonterra model park at 629 N Dayflower Drive Montgomery, TX 77316

School Elementary: STEWART ELEMENTARY SCHOOL (CONROE)

School Middle: PEET JUNIOR HIGH SCHOOL

School High: CONROE HIGH SCHOOL

Subdivision: Bonterra at Woodforest 45's

Geo Market Area: Conroe Southwest

State: Texas

Zip: 77316

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Master Planned Community YN: 1

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Mud

Disposal: 1

Exemptions: Homestead & Over 65

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Cooktop

Legal: Lot 18, Blk 1, Sec 10

DOM: 17

Courtesy of

List Office Name: Alexander Properties