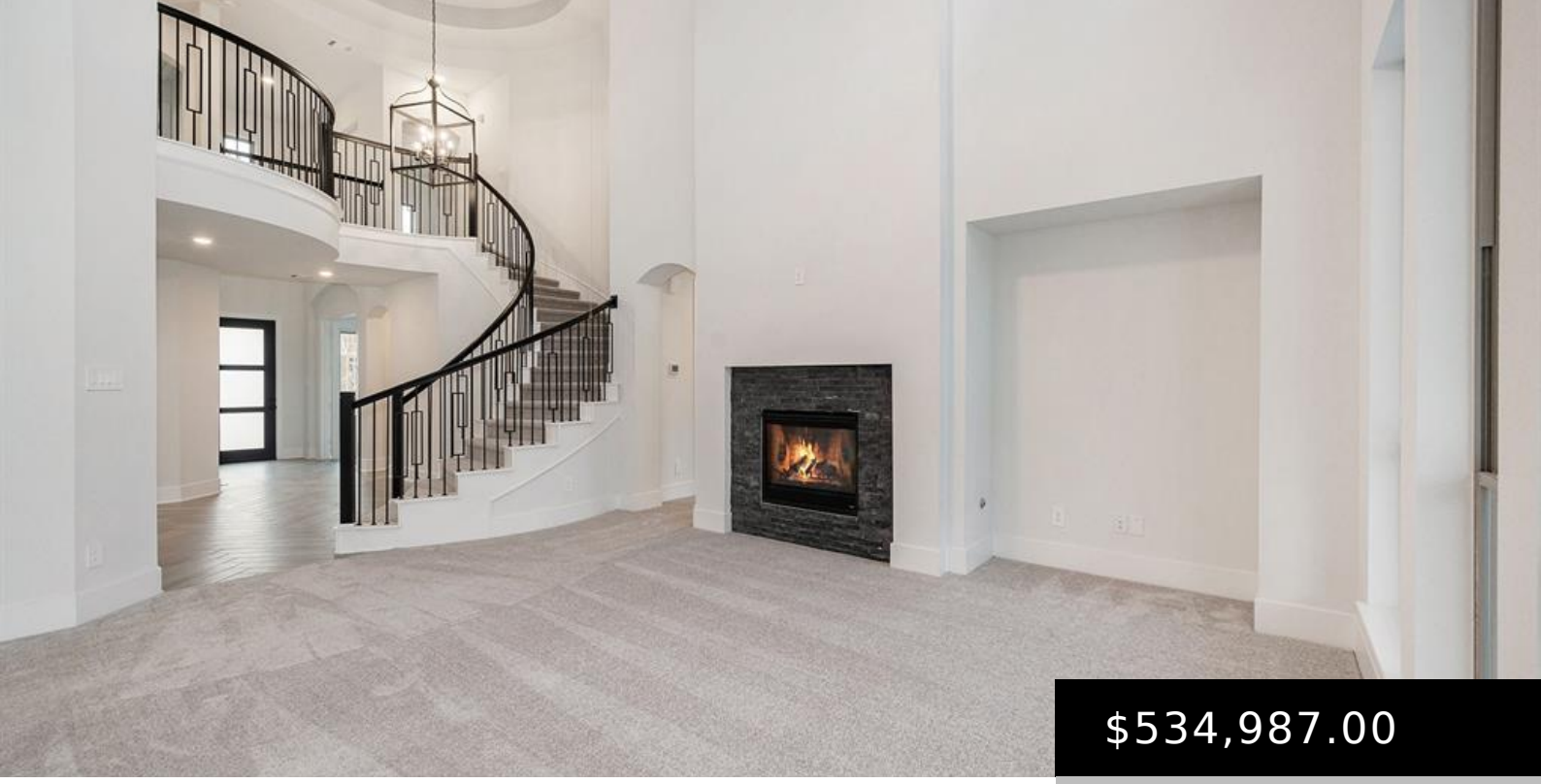


$534,987.00

## 15020 BERRY BRK DR, CONROE, TX 77302, USA

https://bunkerhillhomes.com

MOVE IN READY!! Westin Homes NEW Construction (Preston III, Elevation IS) Two Story. 4 bedrooms, 3.5 baths. Private Primary Suite with spacious walk-in closet downstairs. Formal Dining Room and Study with Spacious Kitchen and breakfast area open to Family Room. Spacious Game Room upstairs with private Media Room. Covered patio and attached 2 car garage. [...]

## Rooms & Units Description

**Property title:** 15020 Berry Brook Conroe Texas 77302

**Room Count:** 16

**Room Description:** Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Media,Utility Room in House

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

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

**Open House Public Upcoming:** Public: Sat Jul 29, 11:00AM-5:00PM

**Open House Public Count:** 2

**Master Planned Community:** Artavia

**Photo Count:** 35

**HOA Mandatory:** 1

**Additional School:** GRANGERLAND INTERMEDIATE SCHOOL

**Original List Price:** 584987.00

**Green Certification:** Environments for Living

**Completed Construction Date:** 2023-02-20

## Property Details

**Parcel Number:** 2169-10-02500

**Lot Desciption:** Subdivision Lot

**Style:** Traditional

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

**Builder Name:** Westin Homes

**Price Sq Ft List:** 156.20

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

**Dwelling Type:** Free Standing

**New Construction:** 1

**New Construction Desc:** Never Lived In

**Stories:** 2

**Floors:** Carpet,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

## Property Features

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

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Gas

**Cool System:** Central Electric

**Fireplace Description:** Gas Connections

**Fireplaces Number:** 1

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

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

**Oven Type:** Electric Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Countertops:** Quartz

**Microwave:** 1

**Siding:** Brick,Cement Board,Stone

## Fees & Taxes

**Tax Rate:** 3.26

## Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-07-26T11:32:11.803

## Location Details

**Area:** 19

**County Or Parish:** Montgomery

**School District:** 11 - Conroe

**Directions:** From I-45 N take Exit 79A toward TX-242. Turn right onto TX-242 E. Keep left to stay on TX-242 E. Merge onto Artavia Pkwy. Turn left onto Berry Brook Dr.

**School Elementary:** SAN JACINTO ELEMENTARY SCHOOL (CONROE)

**School Middle:** MOORHEAD JUNIOR HIGH SCHOOL

**School High:** CANEY CREEK HIGH SCHOOL

**Subdivision:** Artavia

**Geo Market Area:** Spring Northeast

**State:** Texas

**Zip:** 77302

**City:** Conroe

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Master Planned Community YN:** 1

**Realist Block:** Deed Restrictions

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

**Disclosures:** No Disclosures

**Disposal:** 1

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

**Range Type:** Gas Cooktop

**Legal:** LOT 9 BLK 2

**DOM:** 147

## Courtesy of

**List Office Name:** Westin Homes