

$649,990.00

15602 RISING WREN CT, WOODLOCH, TX 77302, USA

https://bunkerhillhomes.com

Experience the prestigious ARTAVIA master planned community. Traverse the enchanting trails that wind through lush trees and a captivating boardwalk. Unleash your adventurous spirit as you launch your kayak into the expansive five-acre community lake. Introducing the Bluebonnet plan. This magnificent design showcases a stunning painted brick exterior, 5 bedrooms, 4 full baths, and a […]

Rooms & Units Description

Property title: 17315 Sunflower Petals Trail Conroe Texas 77302

Room Count: 9

Room Description: Family Room,Gameroom Up,Kitchen/Dining Combo,Living Area - 1st Floor,Utility Room in House

Beds Max: 5

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

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

Master Planned Community: Artavia

Photo Count: 49

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Additional School: GRANGERLAND INTERMEDIATE SCHOOL

Original List Price: 649990.00

Green Certification: Environments for Living

Completed Construction Date: 2023-07-21

Vac Rental: Not Allowed

Property Details

Parcel Number: 2169-16-00900

Lot Desciption: Subdivision Lot

Style: Contemporary/Modern,Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: J. Patrick Homes

Price Sq Ft List: 191.17

Acres: 0.214968

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

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

Interior: Crown Molding,High Ceiling,Prewired for Alarm System,Wired for Sound

Roof: Composition

Foundation: Slab

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Gas,Zoned

Cool System: Central Electric,Zoned

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Other Energy Features,Radiant Attic Barrier

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Water District

Countertops: Quartz & Granite

Microwave: 1

Siding: Brick

Fees & Taxes

Tax Rate: 3.1988

Tax Year: 2021

Maint Fee Includes: Grounds,Recreational Facilities

Other Mandatory Fee: Lot Cap Fee

Fee Other: 1

Fee Other Amount: 995

Basics

Baths Full: 4

Year Built Src: Builder

Location Details

Area: 19

County Or Parish: Montgomery

School District: 11 - Conroe

Directions: Toward SH-242 College Park Dr, Turn Right onto SH-242 E, take a slight Right turn onto Artavia PKWY, Turn Right onto Artavia Pkwy, Turn Left onto Amaryllis Ln, Turn Right onto Garnet Groves Dr, Turn Right onto Camillia Trails, Turn Left onto Mona Mills Ln, Turn Left onto Beaming Rays Way, Turn Right onto Sunny Day Dr, Turn Left onto Sunflower Petals Trail

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: Mud

Disposal: 1

Finance Available: Cash Sale,Conventional,VA

Range Type: Gas Cooktop

Legal: Lot 9/ Block 1 / Section 16 ARTAVIA

DOM: 18

Courtesy of

List Office Name: Compass RE Texas, LLC