

$593,271.00

216 LOOKOUT RIDGE DR, MONTGOMERY, TX 77316, USA

https://bunkerhillhomes.com

MLS# 94694364 – Built by Highland Homes – September completion! ~ This home invites you with its 13FT ceilings Leading to 10Ft tall sliders. This home has a designer Kitchen and Hutch with plenty of storage and room to entertain. This home features 4 beds 3 bathrooms with a 3-car tandem!

Rooms & Units Description

Property title: 216 Lookout Ridge Montgomery Texas 77316

Master Bath Desc: Primary Bath: Separate Shower

Photo Count: 8

Additional School: STEWART ELEMENTARY SCHOOL (CONROE)

Green Certification: Home Energy Rating/HERS

Room Count: 6

Master Planned Community: Woodforest Development

HOA Mandatory: 1

Original List Price: 593271.00

Property Details

Parcel Number: 9653-04-02300

Lot Desciption: Subdivision Lot

Style: Traditional

List Type: Exclusive Agency to Sell/Lease

Builder Name: Highland Homes

Price Sq Ft List: 252.24

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

New Construction: 1

New Construction Desc: To Be Built/Under Construction

Stories: 1

Floors: Wood

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Yard Fenced,Fully Fenced,Patio/Deck,Sprinkler System,Subdivision Tennis Court

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

Roof: Composition

Foundation: Slab

Garage Desc: Tandem

No Of Garage Cap: 3

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Energy: Attic Vents,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Batt,Other Energy Features,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

Kitchen Desc: Pots/Pans Drawers,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Convection Oven

Dishwasher: 1

Water Sewer: Water District

Microwave: 1

Golf Course: Woodforest Golf Club at Fish Creek

Siding: Brick,Wood

Fees & Taxes

Tax Rate: 2.68

Fee Other: 1

Fee Other Amount: 160+75 transfer quote fee

Basics

Baths Full: 3

Year Built Src: Builder

Price Change Timestamp: 2023-07-08T15:08:04.543

Completion Date: 2023-09-22

Location Details

Area: 39

County Or Parish: Montgomery

School District: 11 - Conroe

Directions: From I-45 North. Exit FM 1488 and travel West. Right on Honea Egypt-Fm 2978 and continue straight. Right on Woodforest Parkway North. At round about turn onto Woodforest BLVD. Left onto Central Pine and proceed to Canary Island circle on your right. Sales Office at 114 Canary Island Circle.

School Elementary: STEWART ELEMENTARY SCHOOL (CONROE)

School Middle: PEET JUNIOR HIGH SCHOOL

School High: CONROE HIGH SCHOOL

Subdivision: Woodforest 55s

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,Gas Dryer Connections,Washer Connections

Disclosures: Mud

Disposal: 1

Range Type: Gas Cooktop

Legal: 23/1/104

Legal Subdivision: WOODFOREST

DOM: 27



Courtesy of

List Office Name: Highland Homes Realty