

$249,990.00

## 17731 SAPPHIRE PINES DR, ROMAN FOREST, TX 77357, USA

https://bunkerhillhomes.com

NEW Cottage Series ”Camellia II” Elevation-A by Lennar in amazing Pinewood at Grand Texas!!! The wonderful single story Camellia floor plan has a smart layout. The front door leads to an open concept living area that is ideal for daily activities and entertaining guests with a modern kitchen, dining room and family room, all side […]

## Rooms & Units Description

**Property title:** 22326 Curly Maple New Caney Texas 77357

**Photo Count:** 25

**Original List Price:** 249990.00

**Room Count:** 7

**HOA Mandatory:** 1

## Property Details

**Parcel Number:** NA

**Style:** Traditional

**Builder Name:** Lennar Homes

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

**New Construction:** 1

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Desciption:** Subdivision Lot

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

**Price Sq Ft List:** 148.54

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Ownership:** Full Ownership

**Utility District:** 1

## Property Features

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Water Sewer:** Public Sewer,Water District

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Siding:** Brick

## Fees & Taxes

**Tax Rate:** 3.35

**Other Mandatory Fee:** Transfer Fee + CAP Fee

**Fee Other Amount:** TBA

**Tax Year:** 2022

**Fee Other:** 1

## Basics

**Baths Full:** 2

**Completion Date:** 2023-11-15

**Year Built Src:** Builder

## Location Details

**Area:** 40

**County Or Parish:** Montgomery

**School District:** 47 - Splendora

**Directions:** From IAH George Bush Intercontinental Airport: Exit the airport from Will Clayton Pkwy to take I-69/US-59 N towards Humble. Follow I-69 northbound for approximately 13 miles and exit toward TX-242 on the right.Turn left (westbound) at the traffic light on TX-242 to cross under the freeway. Drive on TX-242 W for approximately 3 miles and the community will be on your right, after the intersection of TX-242 W and Mossy Oaks Drive - Model home 17723 Sapphire Pines Drive!

**School Elementary:** TIMBER LAKES ELEMENTARY SCHOOL

**School Middle:** SPLENDORA JUNIOR HIGH

**School High:** SPLENDORA HIGH SCHOOL

**Subdivision:** Pinewood at Grand Texas

**Geo Market Area:** Porter/New Caney West

**State:** Texas

**Zip:** 77357

**City:** New Caney

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud

**Legal:** Sec 06, BLOCK 2, Lot 015

## Courtesy of

**List Office Name:** LennarVillageBldr-JaredTurner