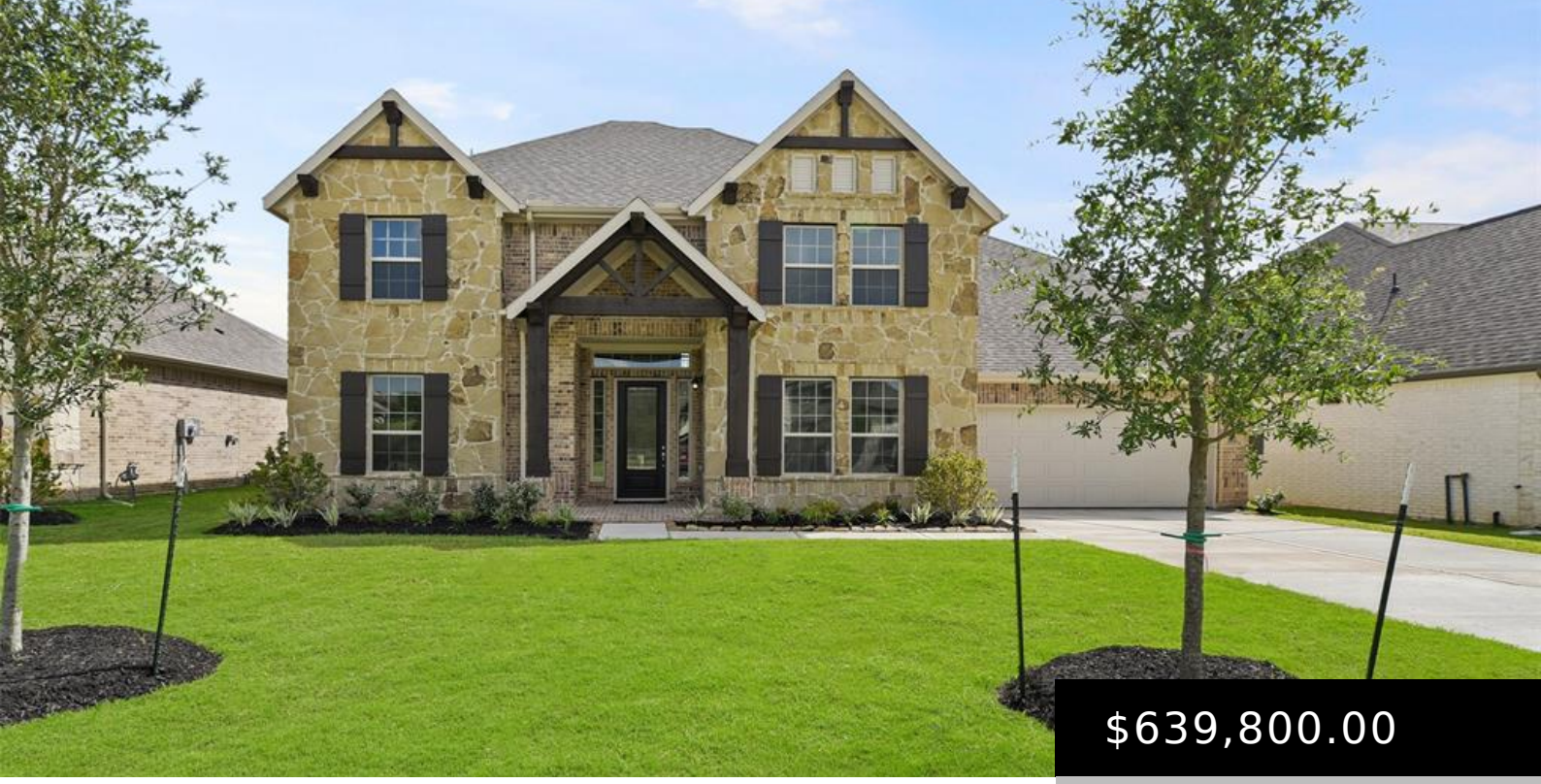


$639,800.00

261 PENINSULA POINT DR, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Ready to move-in! Beyond the impressive gates of Waterstone on Lake Conroe, you will find the spacious Jonathan home located on an oversized homesite. When you enter this stunning home, you will be greeted by soaring 2 story high ceilings in your entryway with an open dining room on the left and cozy home office [...]

Rooms & Units Description

Property title: 261 Peninsula Point Montgomery Texas 77356

Room Count: 18

Room Description: Breakfast Room,Family Room,Formal Dining,Gameroom Up,Home Office/Study,Media,Sun Room,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,Primary Bath: Soaking Tub,Secondary Bath(s): Double Sinks,Secondary Bath(s): Tub/Shower Combo

Open House Public Upcoming: Public: Sun Jul 30, 12:00PM-4:00PM

Open House Public Count: 9

Photo Count: 34

HOA Mandatory: 1

Original List Price: 656025.00

Green Certification: Home Energy Rating/HERS

Completed Construction Date: 2023-07-13

Vac Rental: Not Allowed

Property Details

Parcel Number: 9486-02-05800

Lot Desciption: Subdivision Lot

Lot Dimention: 65x244

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: K. Hovnanian Homes

Price Sq Ft List: 175.53

Acres: 0.364

Acres Desciption: 1/4 Up to 1/2 Acre

Dwelling Type: Free Standing

New Construction: 1

New Construction Desc: Never Lived In

Stories: 2

Floors: Carpet,Tile

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Yard,Covered Patio/Deck,Not Fenced,Subdivision Tennis Court

Interior: Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System

Roof: Composition

Foundation: Slab

Garage Desc: Attached Garage,Tandem

No Of Garage Cap: 3

Heat System: Central Gas

Cool System: Central Electric

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

Kitchen Desc: Kitchen open to Family Room,Walk-in Pantry

Oven Type: Double Oven,Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Countertops: Quartz

Microwave: 1

Siding: Brick,Cement Board,Stone

Fees & Taxes

Tax Rate: 2.1481

Tax Year: 2023

Other Mandatory Fee: transfer fee

Fee Other: 1

Fee Other Amount: 295

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Builder

Price Change Timestamp: 2023-04-05T09:32:17.853

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: From IH-45, Take TX-105 West, or From FM-149, Take TX-105 East. Turn North onto Buffalo Springs Drive. Go 1 Mile, then Turn Right into the Parking Lot at the White Trailer Building with the Flags Outside.

School Elementary: MONTGOMERY ELEMENTARY SCHOOL (MONTGOMERY)

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

School High: MONTGOMERY HIGH SCHOOL

Subdivision: Waterstone on Lake Conroe

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77356

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

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

Disclosures: Mud,Other Disclosures

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Cooktop

Legal: 53/4/2

DOM: 115

Courtesy of

List Office Name: K. Hovnanian of Houston II, LL