

$474,900.00

267 W RIO RANCH CIR, MONTGOMERY, TX 77316, USA

https://bunkerhillhomes.com

Impeccably maintained…Better than new! One story patio home w/greenbelt privacy in the master planned golf course community of Woodforest. Built to the highest standards by Darling & then customized w/over $90k in improvements. Don’t miss everything that this custom dream kitchen has to offer, including high-end appliances. Bosch induction cooktop (plumbed for gas), double ovens, […]

Rooms & Units Description

Property title: 267 Rio Ranch Montgomery Texas 77316

Room Count: 8

Room Description: Breakfast Room,Family Room,Formal Dining,Home Office/Study,Utility Room in House

Bed Room Description: All Bedrooms Down,Walk-In Closet

Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Shower Only,Secondary Bath(s): Shower Only

Master Planned Community: Woodforest Development

Photo Count: 50

HOA Mandatory: 1

Additional School: STEWART ELEMENTARY SCHOOL (CONROE)

Original List Price: 474900.00

Key Map: 185M

Property Details

Parcel Number: 9652-38-00500

Lot Desciption: Greenbelt,In Golf Course Community,Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 180.09

Acres: 0.1516

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 1

Floors: Carpet,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

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

Interior: Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Refrigerator Included

Roof: Composition

Foundation: Slab

Garage Carport: Auto Garage Door Opener,Double-Wide Driveway

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,Radiant Attic Barrier

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting

Oven Type: Double Oven,Electric Oven

Dishwasher: 1

Water Sewer: Water District

Countertops: Quartz/Granite

Microwave: 1

Golf Course: Woodforest Golf Club at Fish Creek

Siding: Brick,Cement Board

Fees & Taxes

Tax Rate: 2.5118

Tax Amount: 10751

Tax Year: 2022

Maint Fee Includes: Clubhouse,Grounds,Recreational Facilities

Other Mandatory Fee: Transfer and Foundation Fee

Fee Other: 1

Fee Other Amount: 322+.5% of the sales price

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Appraisal District

Location Details

Area: 39

County Or Parish: Montgomery

School District: 11 - Conroe

Directions: FROM I-45 take FM 1488 W and turn right on Egypt Community Rd/Honea Egypt Rd. Turn right on Woodforest Pkwy N, left on Overland Trace Dr, left on Riverbend Crossing Dr, right to stay on Riverbend Crossing Dr, right on Rio Ranch Cir. The house will be on your left.

School Elementary: STEWART ELEMENTARY SCHOOL (CONROE)

School Middle: PEET JUNIOR HIGH SCHOOL

School High: CONROE HIGH SCHOOL

Subdivision: Woodforest 38

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,Washer Connections

Disclosures: Exclusions,Mud,Sellers Disclosure

Disposal: 1

Exclusions: See Exclusions List

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Electric Cooktop

Legal: S965238 - WOODFOREST 38, BLOCK 1, LOT 5

Legal Subdivision: WOODFOREST

DOM: 8

Courtesy of

List Office Name: Compass RE Texas, LLC