

$899,900.00

315 S OPULENT DR, MONTGOMERY, TX 77316, USA

https://bunkerhillhomes.com

Immaculate Huntington Homes model, zoned to Lake Creek Highschool in the newest section of Woodforest, Noble Greens! Attention to detail throughout, beautifully landscaped, fully irrigated, iron fenced & spacious backyard ready for your custom pool! Stunning double doors & vaulted ceilings, home office with French doors, formal dining room with wine fridge & hutch, opens […]

Rooms & Units Description

Property title: 315 Opulent Montgomery Texas 77316

Room Count: 11

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

Bed Room Description: All Bedrooms Down,En-Suite Bath,Sitting Area,Walk-In Closet

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

Master Planned Community: Woodforest Development

Photo Count: 39

HOA Mandatory: 1

Original List Price: 899900.00

Green Certification: Home Energy Rating/HERS

Vac Rental: Not Allowed

Property Details

Parcel Number: 7401-00-02600

Lot Desciption: Cleared,Cul-De-Sac,In Golf Course Community,Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Huntington Homes

Price Sq Ft List: 240.87

Acres: 0.2808

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

Dwelling Type: Free Standing

Stories: 1

Floors: Carpet,Tile,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions,Restricted, Deed Restrictions,Restricted

Utility District: 1

Property Features

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

Interior: Alarm System - Owned,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Wired for Sound

Roof: Composition

Foundation: Slab

Garage Carport: Double-Wide Driveway

Garage Desc: Attached Garage,Tandem

No Of Garage Cap: 3

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 1

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

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

Oven Type: Convection Oven,Double Oven

Dishwasher: 1

Water Sewer: Water District

Countertops: Quartz

Microwave: 1

Golf Course: Woodforest Golf Club at Fish Creek

Siding: Brick,Stone

Fees & Taxes

Tax Rate: 2.6933

Tax Amount: 19764

Tax Year: 2022

Maint Fee Includes: Clubhouse,Grounds,Other,Recreational Facilities

Other Mandatory Fee: Transfer Fee

Fee Other: 1

Fee Other Amount: 275.00

Basics

Baths Full: 4

Baths Half: 1

Year Built Src: Appraisal District

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: I-45 N exit FM 1488. West 7 mi on FM 1488 to Honea Egypt. Right on Honea Egypt. Stay right on Fish Creek Thoroughfare. Over Fish Creek Bridge. Left into Noble Greens, Left onto S Opulent. 315 S Opulent is 3rd house on the left.

School Elementary: LONE STAR ELEMENTARY SCHOOL (MONTGOMERY)

School Middle: OAK HILL JUNIOR HIGH SCHOOL

School High: LAKE CREEK HIGH SCHOOL

Subdivision: Woodforest

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,Restricted

Connections: Electric Dryer Connections,Gas Dryer Connections

Disclosures: Mud,Sellers Disclosure

Disposal: 1

Exemptions: Homestead,,,,,,,,,,

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Cooktop

Legal: S740100 - NOBLE GREENS AT WOODFOREST 01, BLOCK 1, LOT 26

Legal Subdivision: WOODFOREST

DOM: 41

Courtesy of

List Office Name: RE/MAX The Woodlands & Spring