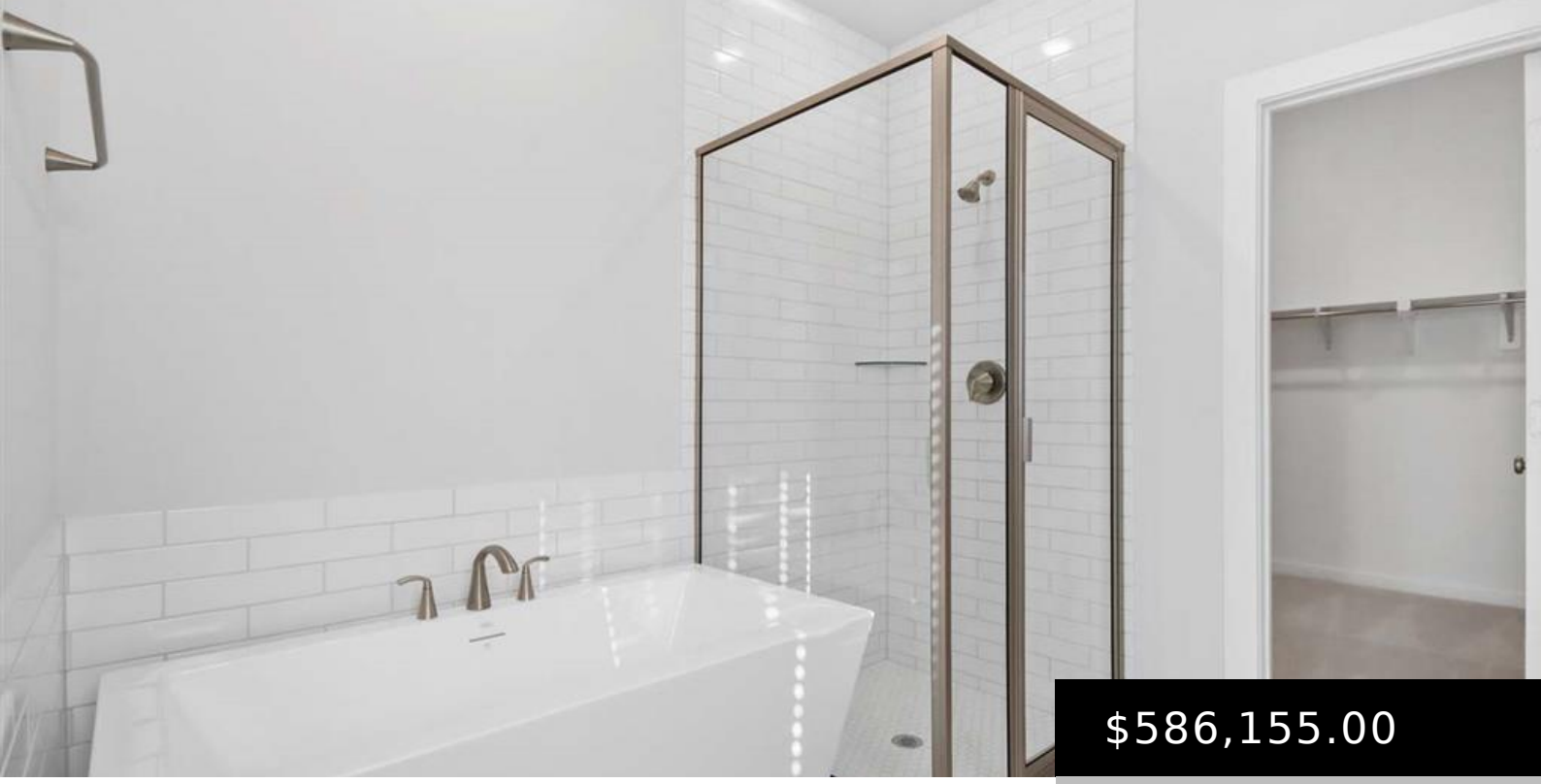


$586,155.00

118 CANARY ISLAND CIR, MONTGOMERY, TX 77316, USA

https://bunkerhillhomes.com

MLS# 70960640 – Built by Highland Homes – January completion! ~ 1 Story with 3 Bedrooms. 2 1/2 Baths, Study. Primary Suite features Bay Window and Ensuite Bath with Freestanding Tub and Separate Shower. Extended Outdoor Living, Entertainment Room, Fireplace. All bedrooms have large closets! 3 Car Tandem Garage. Smart Home Technology with tankless water […]

Rooms & Units Description

Property title: 330 Samuels Link Montgomery Texas 77316

Room Count: 8

Room Description: Family Room,Home Office/Study

Bed Room Description: All Bedrooms Down

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Soaking Tub

Master Planned Community: Woodforest Development

Photo Count: 28

HOA Mandatory: 1

Additional School: STEWART ELEMENTARY SCHOOL (CONROE)

Original List Price: 586155.00

Green Certification: Home Energy Rating/HERS

Property Details

Parcel Number: NA

Lot Desciption: Corner,Subdivision Lot

Style: Traditional

List Type: Exclusive Agency to Sell/Lease

Builder Name: Highland Homes

Price Sq Ft List: 254.08

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: Carpet,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Fully Fenced,Sprinkler System,Subdivision Tennis Court

Interior: Fire/Smoke Alarm

Roof: Composition

Foundation: Slab

Garage Desc: Attached Garage,Oversized Garage,Tandem

No Of Garage Cap: 3

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

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

Kitchen Desc: Kitchen open to Family Room

Oven Type: 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,Wood

Fees & Taxes

Tax Rate: 2.68

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Builder

Price Change Timestamp: 2023-07-26T09:13:35.577

Completion Date: 2024-01-21

Location Details

Area: 39

County Or Parish: Montgomery

School District: 11 - Conroe

Directions: I-45 North Exit FM 1488, West 7mi Right-Honea Egypt 1mi Right-Fish Creek Thoroughfare Right-Woodforest Pkwy South to Roundabout Veer Right-Woodforest Blvd. Left-Central Pine St. turn Right on Canary Island Circle, Model at 118 Canary Island Circle.

School Elementary: STEWART ELEMENTARY SCHOOL (CONROE)

School Middle: PEET JUNIOR HIGH SCHOOL

School High: CONROE HIGH SCHOOL

Subdivision: Woodforest Artisan Series 55

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: 6/1/82

Legal Subdivision: WOODFOREST

DOM: 13

Courtesy of

List Office Name: Highland Homes Realty