

$449,900.00

631 SAND BRANCH DR, CONROE, TX 77304, USA

https://bunkerhillhomes.com

PERRY HOMES NEW CONSTRUCTION! Entry leads past Home office with French doors, kitchen, family room and dining area. Two story family room with 19-foot ceiling and three large windows. Island kitchen with walk-in pantry extends to the dining area. Secluded Primary suite with a wall of windows. Primary bathroom offers double door entry, dual vanities, [...]

Rooms & Units Description

Property title: 631 Sand Branch Conroe Texas 77304

Room Count: 8

Room Description: Breakfast Room,Family Room,Gameroom Up,Utility Room in House

Bed Room Description: Primary Bed - 1st Floor,Walk-In Closet

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower

Open House Public Upcoming: Public: Sat Jul 29, 10:00AM-7:00PM

Open House Public Count: 2

Master Planned Community: Grand Central Park

Photo Count: 28

HOA Mandatory: 1

Additional School: CRYAR INTERMEDIATE SCHOOL

Original List Price: 469900.00

Green Certification: Other Energy Report

Property Details

Parcel Number: 5375-26-00700

Lot Desciption: Subdivision Lot

Lot Dimention: 45x120

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Perry Homes

Price Sq Ft List: 195.61

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

New Construction: 1

New Construction Desc: To Be Built/Under Construction

Stories: 2

Floors: Carpet,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Covered Patio/Deck,Partially Fenced,Porch,Sprinkler System

Interior: Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling

Roof: Composition

Foundation: Slab

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Gas,Zoned

Cool System: Central Electric,Zoned

Energy: Other Energy Features

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry

Oven Type: Electric Oven,Single Oven

Water Sewer: Public Sewer,Public Water

Countertops: Engineered Stone

Microwave: 1

Siding: Brick

Fees & Taxes

Tax Rate: 3.066

Tax Year: 2023

Basics

Baths Full: 3

Year Built Src: Builder

Price Change Timestamp: 2023-06-27T14:13:52.980

Completion Date: 2023-09-01

Location Details

Area: 19

County Or Parish: Montgomery

School District: 11 - Conroe

Directions: From I-45 North, take exit South Frazier Street/TX-75/TX-336. Proceed to the light at TX-336 and U-turn onto I-45 Frontage Road. In approximately 500 feet, turn right onto Grand Village Boulevard. Turn left onto Town Park Drive and continue to Lake Day Drive. Turn right onto Lake Day Drive and the Sales Center is on the right at 430 Lake Day Drive.

School Elementary: WILKINSON ELEMENTARY SCHOOL

School Middle: PEET JUNIOR HIGH SCHOOL

School High: CONROE HIGH SCHOOL

Subdivision: Grand Central Park

Geo Market Area: Conroe Southwest

State: Texas

Zip: 77304

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Master Planned Community YN: 1

Realist Block: Deed Restrictions

Connections: Washer Connections

Disclosures: Mud

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Cooktop

Legal: S537526 - Grand Central Park 26, BLOCK 1, Lot 7

Legal Subdivision: Grand Central Park

DOM: 151

Courtesy of

List Office Name: Perry Homes Realty, LLC