

$329,290.00

## 1944 CANYON LIVE OAK ST, CONROE, TX 77304, USA

https://bunkerhillhomes.com

Brand new, energy-efficient home available by Nov 2023! No Rear Neighbor – Backs to Common Ground. Inside, the main floor primary suite features dual sinks and a spacious walk-in closet. White cabinets with white-toned quartz countertops, gray tone EVP flooring with dark gray tweed carpet in our Balanced package. Easy access to I-45 makes it […]

## Rooms & Units Description

**Property title:** 7119 Blue Oak Conroe Texas 77304

**Room Count:** 7

**Room Description:** Family Room,Gameroom Up,Kitchen/Dining Combo

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

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Shower Only

**Photo Count:** 50

**HOA Mandatory:** 1

**Original List Price:** 329290.00

## Property Details

**Parcel Number:** 7218-02-08900

**Lot Desciption:** Subdivision Lot

**Style:** Contemporary/Modern,Traditional

**List Type:** Exclusive Right to Sell/Lease

**Builder Name:** Meritage Homes

**Price Sq Ft List:** 145.38

**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,Laminate,Tile,Vinyl Plank

**Restrictions:** Deed Restrictions,Restricted,Zoning, Deed Restrictions,Restricted,Zoning

**Utility District:** 1

## Property Features

**Exterior:** Back Yard,Back Yard Fenced

**Interior:** Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Additional Parking,Double-Wide Driveway

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Heat Pump

**Cool System:** Heat Pump

**Pool Area:** 1

**Energy:** Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,Energy Star/Reflective Roof,High-Efficiency HVAC,HVAC>13 SEER,Insulated Doors,Insulated/Low-E windows,Insulation - Spray-Foam,Storm Windows,Tankless/On-Demand H2O Heater

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

**Oven Type:** Freestanding Oven,Single Oven

**Dishwasher:** 1

**Water Sewer:** Public Sewer,Public Water

**Countertops:** Granite/Quartz

**Microwave:** 1

**Siding:** Brick,Cement Board,Stone

## Fees & Taxes

**Tax Rate:** 2.99 **Tax Year:** 2022

## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Builder

**Completion Date:** 2023-11-15

## Location Details

**Area:** 19

**County Or Parish:** Montgomery

**School District:** 56 - Willis

**Directions:** 45N to Exit 90 (League Line) Left on League Line to Left at 2011 Bluff Oak Ct

**School Elementary:** LAGWAY ELEMENTARY SCHOOL

**School Middle:** ROBERT P. BRABHAM MIDDLE SCHOOL

**School High:** WILLIS HIGH SCHOOL

**Subdivision:** Montgomery Oaks

**Geo Market Area:** Lake Conroe Area

**State:** Texas

**Zip:** 77304

**City:** Conroe

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions,Restricted,Zoning

**Connections:** Electric Dryer Connections,Washer Connections

**Disclosures:** Exclusions,HOA First Right of Refusal,Home Protection Plan,Mud,Reports Available,Special Addendum

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Range Type:** Gas Range

**Legal:** SF 0220 Plan 390B

**DOM:** 2

## Courtesy of

**List Office Name:** Meritage Homes Realty

