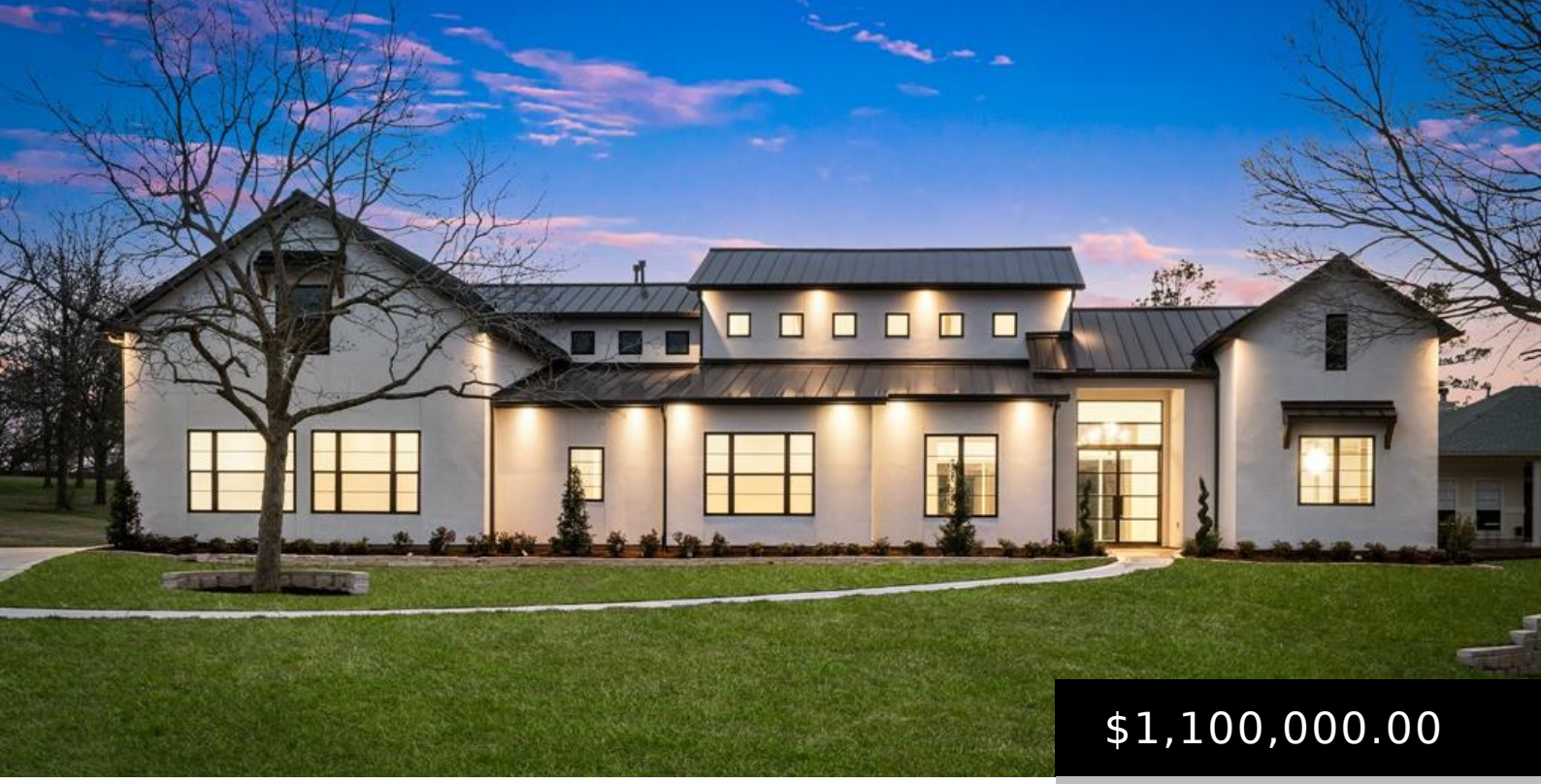


$1,100,000.00

723 THE CLIFFS CT, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

NEW Modern Luxury home in quiet, gated Cliffs at South Shore on Lake Conroe! This custom new Beauty sits proudly on 1+ acre, at the end of a cul-de-sac and has a pretty water view. It boasts 4 bedrooms with 3 down, 3 full & 1 half baths, study, game room , a Mancave 3 [...]

Rooms & Units Description

Property title: 735 The Cliffs Montgomery Texas 77356

Room Count: 11

Room Description: Family Room,Formal Dining,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Utility Room in House

Bed Room Description: 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Split Plan,Walk-In Closet

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

Photo Count: 50

HOA Mandatory: 1

Original List Price: 1100000.00

Completed Construction Date: 2023-02-24

Key Map: 124X

Garage Dimension: 47x21

Property Details

Parcel Number: 3423-00-05000

Lot Desciption: Cul-De-Sac,Subdivision Lot,Water View

Lot Dimention: 419x143

Style: Contemporary/Modern

List Type: Exclusive Right to Sell/Lease

Builder Name: Chadwick Homes LLC

Price Sq Ft List: 320.33

Acres: 1.025

Acres Desciption: 1 Up to 2 Acres

Dwelling Type: Free Standing

New Construction: 1

New Construction Desc: Never Lived In

Stories: 1.5

Floors: Carpet,Tile,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Patio/Deck,Porch,Sprinkler System

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

Roof: Other

Foundation: Other,Slab

Garage Carport: Additional Parking

Garage Desc: Attached Garage,Oversized Garage,Tandem

No Of Garage Cap: 3

Heat System: Central Gas,Zoned

Cool System: Central Electric,Zoned

Fireplace Description: Gas Connections

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows,Tankless/On-Demand H2O Heater

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

Oven Type: Double Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Microwave: 1

Siding: Stucco

Water Amenity: Lake View, Lake View

Fees & Taxes

Tax Rate: 2.2081

Tax Amount: 1467

Tax Year: 2022

Maint Fee Includes: Limited Access Gates

Other Mandatory Fee: transfer

Fee Other: 1

Fee Other Amount: 175

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Builder

Completion Date: 2023-08-25

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: I-45N, Exit Hwy 105, go west to River Rd, Right at the light, turn into Cliffs on the left, go straight around curve, right on Cliffs Blvd Ct, home at the end on the left. White Stucco w Black Trim. New Construction.

School Elementary: STEWART CREEK ELEMENTARY SCHOOL

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

School High: MONTGOMERY HIGH SCHOOL

Subdivision: Cliffs At South Shore

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77356

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA

Range Type: Gas Range

Legal: S342300 - CLIFFS AT SOUTH SHORE, LOT 50

Legal Subdivision: CLIFFS AT SOUTH SHORE

DOM: 5

Courtesy of

List Office Name: Berkshire Hathaway HomeService