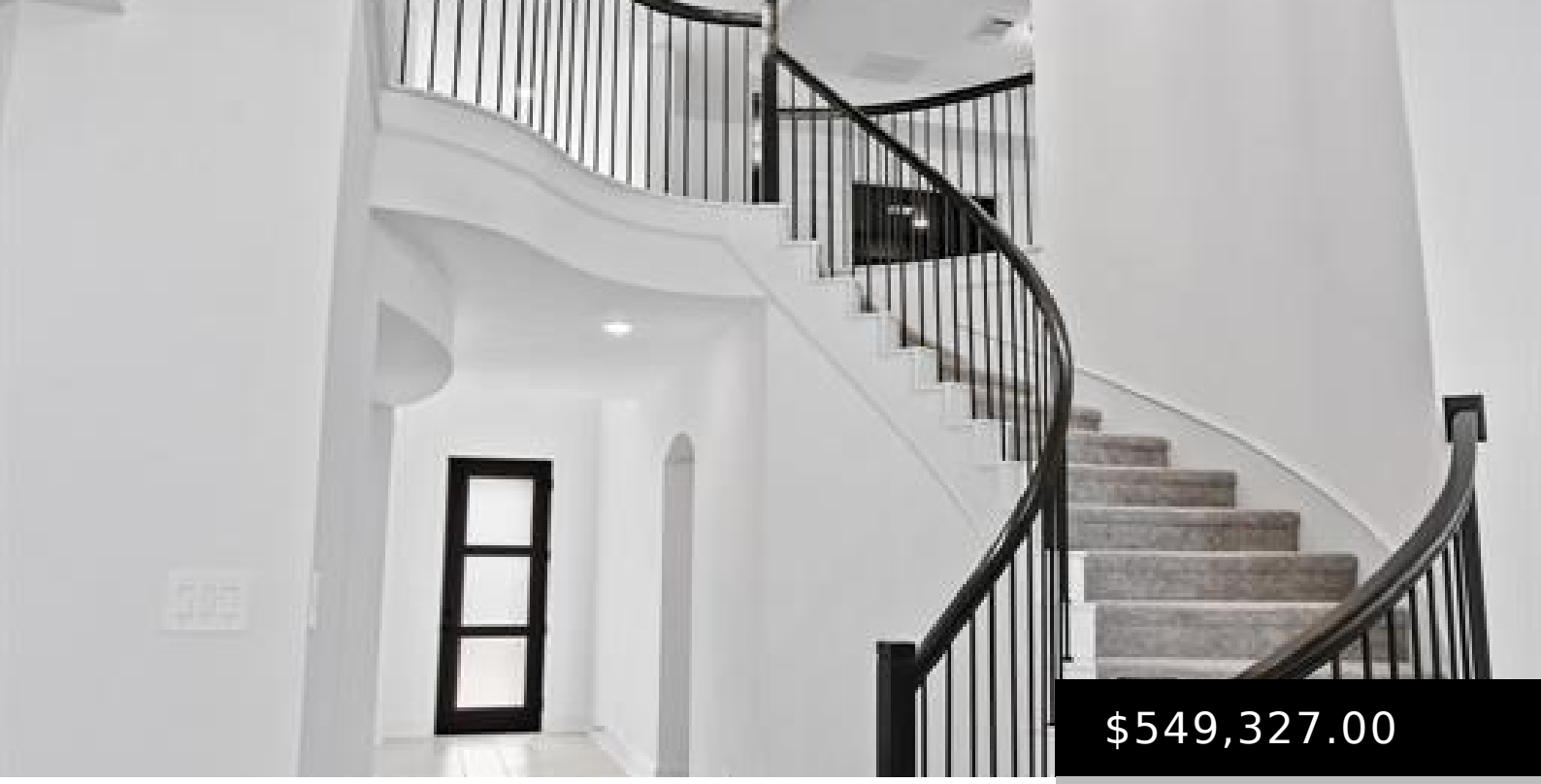


$549,327.00

## 743 FALL ROCK BRANCH DR, CONROE, TX 77304, USA

https://bunkerhillhomes.com

MOVE IN READY!! Westin Homes NEW Construction (Bailey III, Elevation F) Two story. 4 bedrooms. 3.5 baths. Family room with tall ceilings and wall of windows. Study and formal dining room. Spacious island kitchen open to family room. Primary suite with large walk-in closet. Three additional bedrooms, spacious game room and media room on second […]

## Rooms & Units Description

**Property title:** 743 Fall Rock Branch Conroe Texas 77304

**Room Count:** 16

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

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

**Master Bath Desc:** Half Bath,Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Secondary Bath(s): Double Sinks,Vanity Area

**Open House Public Upcoming:** Public: Sat Jul 29, 11:00AM-5:00PM

**Open House Public Count:** 2

**Master Planned Community:** Grand Central Park

**Photo Count:** 36

**HOA Mandatory:** 1

**Additional School:** CRYAR INTERMEDIATE SCHOOL

**Original List Price:** 602889.00

**Green Certification:** Environments for Living

**Completed Construction Date:** 2023-05-15

## Property Details

**Parcel Number:** 5375-21-02000

**Lot Desciption:** Subdivision Lot

**Style:** Traditional

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

**Builder Name:** Westin Homes

**Price Sq Ft List:** 168.56

**Acres:** 0.1408

**Acres Desciption:** 0 Up To 1/4 Acre

**Dwelling Type:** Free Standing

**New Construction:** 1

**New Construction Desc:** Never Lived In

**Stories:** 2

**Floors:** Carpet,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

## Property Features

**Interior:** Alarm System - Owned,Fire/Smoke Alarm,High Ceiling

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Gas

**Cool System:** Central Electric

**Pool Area:** 1

**Fireplace Description:** Gas Connections

**Fireplaces Number:** 1

**Energy:** Attic Fan,Ceiling Fans,Digital Program Thermostat,Energy Star/CFL/LED Lights,Energy Star/Reflective Roof,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier

**Kitchen Desc:** Island w/o Cooktop,Kitchen open to Family Room,Walk-in Pantry

**Oven Type:** Electric Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Countertops:** Quartz

**Microwave:** 1

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

## Fees & Taxes

**Tax Rate:** 2.954

**Tax Amount:** 1790

**Tax Year:** 2022

## Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-03-01T10:54:10.933

## Location Details

**Area:** 19

**County Or Parish:** Montgomery

**School District:** 11 - Conroe

**Directions:** Head north on I-45 N. Take exit 83 for I-45 Frontage (N) toward Creighton Road/Camp Strake Rd. Turn left onto Grand Central Parkway. At the traffic circle, take the 2nd exit and stay on Grand Central Parkway. Turn right onto Ketchikan Trace. Turn left onto Cortez Creek Dr. Turn right onto Fall Rock Branch 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:** Electric Dryer Connections,Gas Dryer Connections,Washer Connections

**Disclosures:** No Disclosures

**Disposal:** 1

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

**Range Type:** Gas Cooktop

**Legal:** BLOCK 2, LOT 10

**DOM:** 189

## Courtesy of

**List Office Name:** Westin Homes