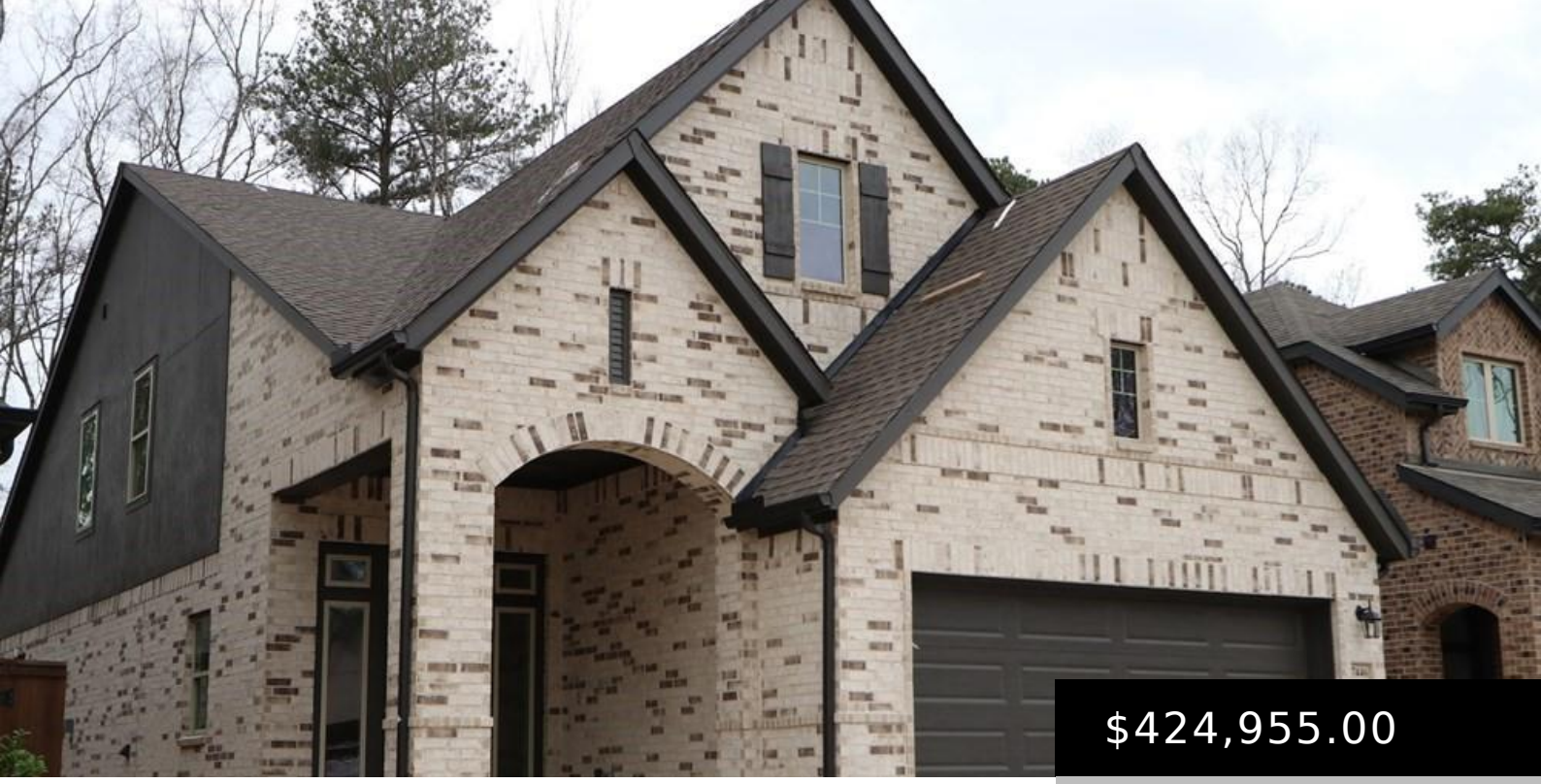


$424,955.00

## 7450 CATTAIL FLS LN, PORTER, TX 77365, USA

https://bunkerhillhomes.com

Backed up to a wooded area with access to miles of walking and nature trails, The Greensbrook is a 2 story boasting 4 bedrooms and 3 full baths in the Highlands newest 40′ section. Modern open style kitchen and family space with quartz countertops, tile floors, and full-function island. Downstairs, you will find a guest bedroom with […]

## Rooms & Units Description

**Property title:** 7446 Cattail Falls Porter Texas 77365

**Room Count:** 10

**Room Description:** Family Room,Gameroom Up,Living Area - 1st Floor,Utility Room in House

**Bed Room Description:** 1 Bedroom Down - Not Primary BR,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

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

**Photo Count:** 11

**Subdivision Lake Access YN:** 1

**HOA Mandatory:** 1

**Original List Price:** 424955.00

**Green Certification:** Energy Star Qualified Home,Environments for Living,Home Energy Rating/HERS

**Garage Dimension:** 21x19.6

## Property Details

**Parcel Number:** NA

**Lot Desciption:** Greenbelt,Subdivision Lot

**Lot Dimention:** 40x120

**Style:** Traditional

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

**Builder Name:** David Weekley Homes

**Price Sq Ft List:** 182.23

**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

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Exterior:** Back Green Space,Back Yard,Back Yard Fenced,Covered Patio/Deck,Patio/Deck,Porch,Sprinkler System

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Electric,Central Gas

**Cool System:** Central Electric

**Pool Area:** 1

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,North/South Exposure,Other Energy Features

**Kitchen Desc:** Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Walk-in Pantry

**Oven Type:** Gas Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Countertops:** Quartz

**Microwave:** 1

**Siding:** Brick

## Fees & Taxes

**Tax Rate:** 3.42

**Maint Fee Includes:** Clubhouse,Other,Recreational Facilities

## Basics

**Baths Full:** 3

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-08-03T11:07:27.130

**Completion Date:** 2023-11-20

## Location Details

**Area:** 40

**County Or Parish:** Montgomery

**School District:** 39 - New Caney

**Directions:** From Houston: 21711 Grayson Highlands Way Porter, TX 77365 Take I-45 North Exit 70B to merge onto SH-99 Grand Parkway East (Toll required) Exit FM 1314 and u-turn under Grand Parkway Turn left onto Highlands Parkway Turn right onto Highlands Pines Drive Turn right onto Zion Road and proceed to the model home park on the right Turn left onto Grayson Highlands Way The model home is on your right

**School Elementary:** ROBERT CRIPPEN ELEMENTARY SCHOOL

**School Middle:** WHITE OAK MIDDLE SCHOOL (NEW CANEY)

**School High:** PORTER HIGH SCHOOL (NEW CANEY)

**Subdivision:** The Highlands

**Geo Market Area:** Porter/New Caney West

**State:** Texas

**Zip:** 77365

**City:** Porter

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

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

**Disclosures:** Special Addendum

**Range Type:** Gas Range

**Legal:** Lot 12 Block 01

**DOM:** 6

## Courtesy of

**List Office Name:** Weekley Homes