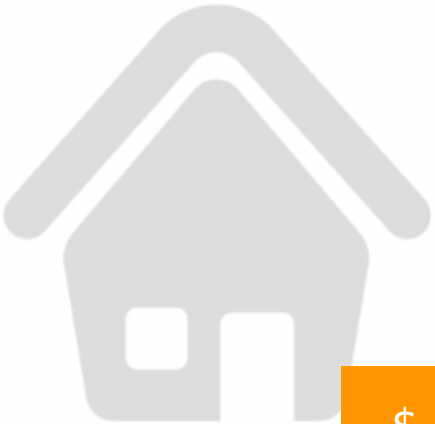


$ 674,000.00

103 HICKORY

https://houston-re.com

103 Hickory

New Construction in Shenandoah, LOW tax rate (no MUD), and great location! Houston's renowned Pelican Builders have brought their award-winning architecture and design to The Woodlands area at the charming, gated community of Boulevard Green at Vision Park. Popular, 3 story, D plan. Just minutes from I45, Hughes Landing, The...

- 4 beds
- 4.1 baths
- Single-Family
- Pending
- 3026 sq ft

BASIC FACTS

MLS #: 78642658

Date added: 06/14/23

Post Updated: 2023-06-14 16:02:45

Status: Pending

Bedrooms: 4

Bathrooms: 4.10

Baths Full: 4

Baths Half: 1

Area: 3026 sq ft

Lot size: 2837 sq ft

Year built: 2022

Year Built Src: Builder

ROOMS & UNITS DESCRIPTION

Room Count: 9

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

PROPERTY DETAILS

Parcel Number: 2661-00-04600

Lot Desciption: Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Subdivision: Boulevard Green at Vision Park

Builder Name: Pelican Builders

Price Sq Ft List: 222.74

Dwelling Type: Free Standing

New Construction: 1

Stories: 3

Floors: Carpet,Engineered Wood,Tile

Ownership: Full Ownership

Restrictions: Deed Restrictions,Restricted

PROPERTY FEATURES

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

Interior: Crown Molding,Elevator Shaft,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Wired for Sound

Roof: Composition

Foundation: Slab

Garage Carport: Auto Garage Door Opener,Double-Wide Driveway

Garage Desc: Attached Garage

Heat System: Central Gas,Zoned

Cool System: Central Electric,Zoned

Pool Area: 1

Energy: Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Batt,Insulation - Spray-Foam,Tankless/On-Demand H2O Heater

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pantry,Under Cabinet Lighting

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Microwave: 1

Siding: Stucco

LOCATION DETAILS

Area: 15

County Or Parish: Montgomery

School District: 11 - Conroe

Directions: From I-45, take the Research Forest exit and head west. Turn right onto Grogan's Mill, which becomes Vision Park at the roundabout. Turn left at Pine Forest into Boulevard Green. Follow signs the model home.

School Elementary: LAMAR ELEMENTARY SCHOOL (CONROE)

School Middle: KNOX JUNIOR HIGH SCHOOL

School High: THE WOODLANDS COLLEGE PARK HIGH SCHOOL

MISCELLANEOUS

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions,Restricted

Connections: Electric Dryer Connections,Gas Dryer Connections,Washer Connections

Disclosures: No Disclosures

Disposal: 1

Finance Available: Cash Sale,Conventional,VA

Range: Deed Restrictions,Restricted

Legal: S266190 - Boulevard Green, Block 8, Lot 1

Legal Subdivision: BOULEVARD GREEN

FEES & TAXES

Maint Fee Includes: Grounds,Limited Access Gates,Recreational Facilities

Other Mandatory Fee: Cap Fee

Fee Other: 1

Fee Other Amount: 368

COURTESY OF

List Office Name: Douglas Elliman Real Estate