

103 HICKORY

<https://houston-re.com>

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...

\$ 674,000.00

103 Hickory

- 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 Description: 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

Roof: Composition

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

Heat System: Central Gas,Zoned

Pool Area: 1

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

Dishwasher: 1

Microwave: 1

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

Foundation: Slab

Garage Desc: Attached Garage

Cool System: Central Electric,Zoned

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

Oven Type: Electric Oven

Water Sewer: Public Sewer,Public Water

Siding: Stucco

LOCATION DETAILS

Area: 15

School District: 11 - Conroe

County Or Parish: Montgomery

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 High: THE WOODLANDS COLLEGE PARK HIGH SCHOOL

School Middle: KNOX JUNIOR HIGH SCHOOL

MISCELLANEOUS

Annual Maint Desc: Mandatory

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

Disposal: 1

Range: Deed Restrictions, Restricted

Legal Subdivision: BOULEVARD GREEN

Realist Block: Deed Restrictions, Restricted

Disclosures: No Disclosures

Finance Available: Cash Sale, Conventional, VA

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

FEES & TAXES

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

Fee Other: 1

Other Mandatory Fee: Cap Fee

Fee Other Amount: 368

COURTESY OF

List Office Name: Douglas Elliman Real Estate

