

144 CINDER BERRY

<https://houston-re.com>

Pelican 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. Just minutes from I45, Hughes Landing, The Woodlands Mall, Town Center,...

\$ 619,000.00

144 Cinder Berry

- 3 beds
- 2.1 baths
- Single-Family
- Pending
- 2382 sq ft



BASIC FACTS

MLS #: 21761629	Date added: 06/14/23
Post Updated: 2023-06-14 17:28:41	Status: Pending
Bedrooms: 3	Bathrooms: 2.10
Baths Full: 2	Baths Half: 1
Area: 2382 sq ft	Lot size: 2574 sq ft
Year built: 2022	Year Built Src: Builder

ROOMS & UNITS DESCRIPTION

Room Count: 7	Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub
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PROPERTY DETAILS

Parcel Number: 2661-00-03500	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: 259.87	Acres: 0.0591
Dwelling Type: Free Standing	New Construction: 1
Stories: 2	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 Desc: Attached Garage

Cool System: Central Electric

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

Oven Type: Electric Oven

Water Sewer: Public Sewer,Public Water

Siding: Stucco

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

Foundation: Slab

Heat System: Central Gas

Pool Area: 1

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Under Cabinet Lighting

Dishwasher: 1

Microwave: 1

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. Take Green Blvd. to Cinder Berry St., turn left, or follow signs to the model.

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

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: S266100 - Boulevard Green, Block 9,
Lot 12

FEES & TAXES

Other Mandatory Fee: Cap Fee

Fee Other: 1

Fee Other Amount: 368

COURTESY OF

List Office Name: Douglas Elliman Real Estate

