

160 CINDER BERRY

<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-2 plan with stucco exterior. Just minutes from I-45,...

\$ 689,000.00

160 Cinder Berry

- 4 beds
- 4.1 baths
- Single-Family
- Pending
- 2931 sq ft



BASIC FACTS

MLS #: 30879061	Date added: 06/14/23
Post Updated: 2023-06-14 17:28:28	Status: Pending
Bedrooms: 4	Bathrooms: 4.10
Baths Full: 4	Baths Half: 1
Area: 2931 sq ft	Lot size: 2574 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
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PROPERTY DETAILS

Parcel Number: 2661-00-03900	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: 235.07	Acres: 0.0591
Dwelling Type: Free Standing	New Construction: 1
Stories: 3	Floors: Carpet,Engineered Wood,Tile
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,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,North/South Exposure,Tankless/On-Demand H2O Heater

Oven Type: Electric Oven

Water Sewer: Public Sewer,Public Water

Siding: Stucco

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

Foundation: Slab

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

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 to 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: S266100 Boulevard Green, Block 6, Lot 8
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

