



Single-Family **Incomplete**
 ML#: **85522622** List Price: **\$390,424**
 Address: [22717 Tamesi Drive](#) Orig Price:
 Area: **40** LP/SF: **\$148**
 Tax Acc #: **8349-05-04600** DOM:
 City/Location: **Porter** State: **Texas**
 County: **Montgomery** Zip Code: **77365**
 Market Area: **Porter/New Caney West** Key Map: **255W**
 Subdivision: **Riverwalk 05** Country: **United States**
 Lot Size: **43,996 / Appr Dist** Section #: **05**
 Master Planned: **No** SqFt: **2,638 / Builder**
 Legal Desc: **RIVERWALK 05, BLOCK 2,** Year Built: **2020 / Builder**
LOT 32, ACRES 1.010
 Lease Also: **No**

Listing Firm: **Texcom Realty, Inc.**
 Directions

School Information

School District: [39 - New Caney](#) Elem: [SORTERS MILL ELEMENTARY SCHOOL](#)
 Middle: [WHITE OAK MIDDLE SCHOOL \(NEW CANEY\)](#) High: [PORTER HIGH SCHOOL \(NEW CANEY\)](#)

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

Description Information

Style: **Mediterranean** # Stories: **1** Bedrooms: **4/4**
 Type: **Free Standing** Access: **Manned Gate** Baths F/H: **3/0**
 New Construction: **Yes** Appx Complete: Builder Nm: **ROCA Builder, Inc.**
 Lot Dim: **131x334** Acres: **1.01 / 1 Up to 2 Acres**
 Front Door Faces: Garage: **3/Attached Garage**
 Gar/Car: Carport:

Public Remarks:
Gorgeous 4 bed 3 bath home, by ROCA Builders, in the beautiful Riverwalk Subdivision. Open floor plan, kitchen with large pantry, double closet in master bath, 3 car garage & so much more. Rooms sizes are approximate and should be individually verified.

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Mstr Bedroom	21 x 15	1st	Bedroom	12 x 12	1st
Bedroom	14 x 13	1st	Bedroom	14 x 13	1st
Living Room	24 x 20	1st	Dining Room	11 x 11	1st

Bathroom Desc: **Double Sinks, Master Bath + Separate Shower, Whirlpool/Jetted Tub**
 Bedroom Desc: **All Bedrooms Down, En-Suite Bath, Walk-In Closet**
 Room Desc: **1 Living Area, Breakfast Room, Formal Dining, Utility Room in House**
 Kitchen Desc: **Breakfast Bar, Island w/o Cooktop, Kitchen open to Family Room, Pantry**

Interior, Exterior, Utilities and Additional Information

Microwave: **Yes** Dishwasher: **Yes** Compactor: **No** Disposal: **Yes**
 Fireplace: **1/Gas Connections** Utility Dist: **No** Sep Ice Mkr: **No**
 Connect: **Electric Dryer Connections, Gas Dryer Connections, Washer Connections** Range: **Gas Range**
 Energy: **Attic Vents, Ceiling Fans, Digital Program Thermostat, Energy Star Appliances, High-Efficiency HVAC, Insulated/Low-E windows, Insulation - Blown Cellulose** Flooring: **Carpet, Tile**
 Oven: **Gas Oven** Foundation: **Slab**
 Green/Energy Cert: Countertops: **Granite**
 Roof: **Composition** Pvt Pool: **No**
 Interior: **Fire/Smoke Alarm, High Ceiling, Prewired for Alarm System** Area Pool:
 Exterior Constr: **Stone, Stucco** Waterfront Feat:
 Exterior: **Covered Patio/Deck, Not Fenced** Water/Sewer: **Aerobic, Septic Tank**
 Lot Description: **Cleared** Cool: **Central Electric**
 Heat: **Central Gas** Golf Course Nm:
 St Surf: **Asphalt** Exclusions:
 Restrictions: **Deed Restrictions, Horses Allowed** Disclosures: **No Disclosures**

MgmtCo./HOA Name: **Yes / CIA Services / 713-981-9000**

Financial Information

Finance Considered: **Cash Sale, Conventional, FHA, VA** Maintenance Fee: **Mandatory/\$265/Annually**
 Other Mand Fee: **Yes/150/Transfer fee** Tax Rate: **2.4044**
 Taxes w/o Exempt: **\$1,336/2018**

Prepared By: Maria Williams

**Data Not Verified/Guaranteed by MLS
Obtain Signed HAR Broker Notice to Buyer Form**

Date: 10/09/2019 5:00 PM

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