



Single-Family Incomplete
 ML#: **35027130**
 Address: **17310 Pecos Drive**
 Area: **40**
 Tax Acc #: **8276-00-16600**
 City/Location: **Splendora**
 County: **Montgomery**
 Market Area: **Porter/New Caney East**
 Subdivision: **Rio Vista**
 Lot Size: **49,658 / Appr Dist**
 Master Planned: **No**
 Legal Desc: **RIO VISTA. BLOCK 1, LOT 166**
 Lease Also: **No**

List Price: **\$361,560**
 Orig Price:
 LP/SF: **\$138**
 DOM:
 State: **Texas**
 Zip Code: **77372**
 Key Map:
 Country: **United States**
 Section #: **01**
 SqFt: **2,620 / Builder**
 Year Built: **2020 / Builder**

Listing Firm: **Texcom Realty, Inc.**
 Directions: **From downtown, 59N, Exit 1314, L on 1314, L on Riverwalk Drive, R on Tigris, L on Mersey, R on Wabash, R on Humaya L on Sonora, home on Right hand side.**

School Information

School District: **47 - Splendora** Elem: **PEACH CREEK ELEMENTARY SCHOOL**
 Middle: **SPLENDORA JUNIOR HIGH** High: **SPLENDORA HIGH SCHOOL**

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/**
 Type: **Free Standing** Access: Baths F/H: **3/0**
 New Construction: **Yes** Appx Complete: Builder Nm: **Garan Builders, Inc**
 Lot Dim: **120x414** Acres: **1.14 / 1 Up to 2 Acres**
 Front Door Faces: Garage: **2/Attached Garage**
 Gar/Car: Carport:

Public Remarks:

Gorgeous 4 Bed 3 Bath home being built by Garan Builders! Located on a 1+ acre lot in the beautiful Rio Vista. Home features an open floor plan, high ceilings, large master suite with 2 closets, a study, and much more. Buy able to choose colors of: Granite, tile, carpet, paint, stucco, stone and stain, from builders stock prior to installation. Room sizes are estimated and should be verified by buyer.

Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Mstr Bedroom	16 x 17	1st	Bedroom	12 x 14	1st
Bedroom	12 x 13	1st	Bedroom	12 x 12	1st
Study/Library	11 x 11	1st	Living Room	21 x 21	1st
Dining Room	11 x 14	1st	Mstr Bath		1st

Bathroom Desc: **Double Sinks, Master Bath + Separate Shower, Whirlpool/Jetted Tub**
 Bedroom Desc: **All Bedrooms Down, Master Bed - 1st Floor**
 Room Desc: **Formal Dining, Formal Living, Living Area - 1st Floor, Study/Library**
 Kitchen Desc:

Interior, Exterior, Utilities and Additional Information

Microwave: **Yes** Dishwasher: **Yes** Compactor: **No** Disposal: **Yes**
 Fireplace: **1/Gaslog Fireplace, Wood Burning Fireplace** 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, HVAC>13 SEER, Insulated/Low-E windows** Flooring: **Carpet, Tile**
 Oven: **Gas Oven** Foundation: **Slab**
 Green/Energy Cert: Countertops: **Granite**
 Roof: **Composition** Prvt Pool: **No**
 Interior: **Fire/Smoke Alarm, High Ceiling, Prewired for Alarm System** Area Pool: **No**
 Exterior Constr: **Stone, Stucco** Waterfront Feat:
 Exterior: **Covered Patio/Deck** Water/Sewer:: **Aerobic, Other Water/Sewer**
 Lot Description: **Cleared** Cool: **Central Electric**
 Heat: **Propane** Golf Course Nm:
 St Surf: **Asphalt** Exclusions:
 Restrictions: **Deed Restrictions, Horses Allowed** Disclosures: **No Disclosures**

MgmtCo./HOA Name: **Yes / CAM Properties / 281-852-1155**

Financial Information

Finance Considered: **Cash Sale, Conventional, FHA, Investor, VA** Maintenance Fee: **Mandatory/\$450/Annually**
Other Mand Fee: **Yes/150/Transfer fee** Tax Rate: **2.2409**
Taxes w/o Exempt: **\$938/2017**

Prepared By: Maria Williams

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

Date: 11/20/2019 9:42 AM

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