



**Single-Family** **Incomplete**  
 ML#: **72420588**  
 Address: **22741 Sonora Drive**  
 Area: **40**  
 Tax Acc #: **8349-05-01600**  
 City/Location: **Splendora**  
 County: **Montgomery**  
 Market Area: **Porter/New Caney West**  
 Subdivision: **Riverwalk**  
 Lot Size: **43,560 / Appr Dist**  
 Master Planned: **No**  
 Legal Desc: **Riverwalk 05, Block 2, Lot 2**  
 Lease Also: **No**

List Price: **\$399,156**  
 Orig Price:  
 LP/SF: **\$148**  
 DOM:  
 State: **Texas**  
 Zip Code: **77365**  
 Key Map: **224Y**  
 Country: **United States**  
 Section #: **05**  
 SqFt: **2,697 / Builder**  
 Year Built: **2020 / Builder**

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

Directions: **From downtown, 59N, Exit Roman Forest, Right on Roman Forest, Left on Tram Road, Right on Rio Vista Blvd, Right on S. Mesa, Left on Rio Blanco, Right on Pecos, property located on the left.**

**School Information**

School District: **47 - Splendora** 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/**  
 Type: **Free Standing** Access: Baths F/H: **3/0**  
 New Construction: **Yes** Appx Complete: Builder Nm: **Garan Builders, Inc**  
 Lot Dim: **125x348** Acres: **1 / 1 Up to 2 Acres**  
 Front Door Faces: Garage: **3/Attached Garage**  
 Gar/Car: Carport:

Public Remarks:

**Gorgeous 4 Bed 3 Bath home being built by Garan Builders! Home features an open floor plan, high ceilings, large master suite with 2 closets, a study, 3 car garage and much more. Buyer able to choose colors of: Granite, tile, carpet, paint, stucco, stone and stain, from builders stock prior to installation, if selection is still available. Room sizes are approximate and should be individually verified.**

**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: **Yes** 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 / CIA Services / 713-981-9000**

**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: **\$938/2018**

**Prepared By: Maria Williams**

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

**Date: 11/20/2019 9:41 AM**

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