



**Single-Family Incomplete**

ML#: **83903890** List Price: **\$418,200**  
 Address: **22857 Zambesi Drive** Orig Price:  
 Area: **40** LP/SF: **\$150**  
 Tax Acc #: **8349-02-18900** DOM:  
 City/Location: State: **Texas**  
 County: **Montgomery** Zip Code: **77365**  
 Market Area: **Porter/New Caney West** Key Map: **255W**  
 Subdivision: **Riverwalk 02** Country: **United States**  
 Lot Size: **47,480 / Appr Dist** Section #: **02**  
 Master Planned: **No** SqFt: **2,788 / Builder**  
 Legal Desc: **RIVERWALK 02, BLOCK 7, LOT 13** Year Built: **2020 / Builder**  
 Lease Also: **No**

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

Directions: **From downtown, Take Hwy 59N, Exit FM 1314 Rd., Left on FM 1314 Rd., Left on Riverwalk Dr., Turn right on Zambesi Dr., House is on the right hand side on the corner of Zambesi Dr. and Mersey Dr.**

**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: **3/1**  
 New Construction: **Yes/Never Lived In** Appx Complete: **06/15/2020** Builder Nm: **Garan Builders, Inc.**  
 Lot Dim: **110x429** Acres: **1.09 / 1 Up to 2 Acres**  
 Front Door Faces: **West** Garage: **3/Attached Garage**  
 Gar/Car: **Auto Driveway Gate** Carport:

Public Remarks:

**Stunning new 4 bedroom custom home in the Riverwalk subdivision! Features include an ample kitchen, walk-in pantry that opens up into the formal dining and family rooms. Master bedroom includes an en-suite bathroom and separate his-and-hers sinks, free-standing tub, and huge master closet. This home also features an oversized utility room and a three-car garage. Schedule your appointment for this MUST SEE.**

**Rooms Information**

Room	Dimensions	Location	Room	Dimensions	Location
Mstr Bedroom	16 x 16	1st	Bedroom	14 x 14	1st
Bedroom	15 x 12	1st	Bedroom	11 x 14	1st
Family	23 x 22	1st	Dining Room	15 x 14	1st
Utility	11 x 18	1st			

Bathroom Desc: **Double Sinks, Half Bath, Master Bath + Separate Shower, Tub w/shower**  
 Bedroom Desc: **All Bedrooms Down, En-Suite Bath**  
 Room Desc: **Utility Room in House**  
 Kitchen Desc: **Breakfast Bar, Island w/ Cooktop, Kitchen open to Family Room, Walk-in Pantry**

**Interior, Exterior, Utilities and Additional Information**

Microwave: **Yes** Dishwasher: **Yes** Compactor: **No** Disposal: **Yes**  
 Fireplace: Utility Dist: **No** Sep Ice Mkr: **No**  
 Connect: **Gas Dryer Connections, Washer Connections** Range: **Gas Cooktop**  
 Energy: **Attic Vents, Ceiling Fans, Digital Program Thermostat, Energy Star Appliances, HVAC>13 SEER, Insulated/Low-E windows, Insulation - Blown Cellulose** Flooring: **Carpet, Tile**  
 Oven: **Electric 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:  
 Exterior Constr: **Stone, Stucco** Waterfront Feat:  
 Exterior: **Back Yard, Covered Patio/Deck, Patio/Deck** Water/Sewer: **Aerobic, Other Water/Sewer**  
 Lot Description: **Cleared, Subdivision Lot** 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 / (281)981-9000**

**Financial Information**

Finance Considered: **Cash Sale, Conventional, FHA, Investor, VA** Maintenance Fee: **Mandatory/\$290/Annually**  
Other Mand Fee: **Yes/150.00/Transfer Fees** Tax Rate: **2.4044**  
Taxes w/o Exempt: **\$1,382/2019**

**Prepared By: Maria Williams**

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

**Date: 12/04/2019 10:06 AM**

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