



Built Around You

Artavia 40'

Contact Rachelle Roberts @ 804-475-1265 For More Information

<u>Address</u>	<u>Sq.Ft. Plan</u>	<u>Stories</u>	<u>Bed/Bath(F-H)/Gar</u>	<u>Price</u>
17407 Vino Vines Ln	2167 Riviera ELE-D	2.0	4 / 2 - 1 / 2.0	\$390,646 \$374,990



Walking through the door of this beautiful 2-story home, you are greeted by the grand entry and a study that make this home a must-see. This open-concept floor plan features soaring 2-story ceilings in the family room. Granite countertops, a spacious island, and stainless steel appliances complete this beautiful kitchen. You will adore the large game room and three nice size bedrooms upstairs. Retreat to the large primary suite and enjoy the stunning bowed window, double sinks, separate tub and shower, and walk-in-closets. Large backyard that's big enough for a large pool and gardening with no rear neighbors. This home is energy efficient and a certified Environments for Living home, which includes a guaranteed utility cost in writing. Come visit this beautiful home today!

Estimated Completion Dec 2023 **MLS#: 81790864**

COVENTRYHOMES.COM

Driving Directions

From I-45 North: Take exit 79A toward TX-242 Follow N Fwy Service Rd Turn right onto TX-242 E Continue on TX-242 for approx. 7 miles Turn right onto ARTAVIA Pkwy Turn left onto Aspire Way Turn right onto Mona Mills Turn left onto Wild Watermelon Way Model home is on your left. From US 59 North: Take the FM 1314 exit toward Porter/Conroe Turn left onto FM 1314 Travel west on FM 1314 for approx. 7.5 miles Turn right onto SH 242 Turn right onto ARTAVIA Pkwy Turn left onto Aspire Way Turn right onto Mona Mills Turn left onto Wild Watermelon Way Model home is on your left.

Sales office open: Mon - Thu & Sat: 10am - 6pm; Fri & Sun: 12pm - 6pm

Sales Counselors: Sonya Roberts

17282 Wild Watermelon Way, Conroe, TX 77302
 (713)-730-7971

"Approximate Living Area square" footage calculations were made as exterior dimensions less attached garage, if applicable. "Approximate A/C Area" square footage is the same area less thickness of the exterior walls of the same area. Finished square footage calculations are made based on plan dimensions only and may vary from the finished square footage of the home as built. Prices, discounts, BTSAs, plans and features subject to change without notice. See sales counselor for details.