



*Built Around You*

*Artavia 55'*

Call or text Emily Warmke (713) 376-9620

<u>Address</u>	<u>Sq.Ft. Plan</u>	<u>Stories</u>	<u>Bed/Bath(F-H)/Gar</u>	<u>Price</u>
14928 Galileo Gates	2379 Morgan ELE-D	1.0	4 / 2 - 0 / 3.0	\$463,667 <del>\$424,990</del>



Live colorfully in ARTAVIA! This home boasts something for everyone in the family. As you enter through the front door, you are greeted by an extended foyer and luxurious architectural details throughout. The gourmet kitchen is complete with stainless-steel appliances and a gleaming granite island that overlooks the dining and family room making holiday gatherings a breeze. Take entertaining outdoors on the covered patio to host BBQ's or a game night. After a long day of work, relax and unwind in the secluded primary suite and bath. Come see what this charming home and community has to offer!

**Ready Now! MLS#: 49216878**

17719 Misty Brook Ln	2491 Kempner ELE-D	1.0	4 / 3 - 0 / 2.0	\$492,035 <del>\$474,990</del>
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Discover this stunning 4 bed, 3 bath, 1-story residence designed for your comfort. With 4 sides brick and a 2 car garage, this home offers durability and convenience. Step onto the covered patio and enjoy the beautiful surroundings. Inside, the bold kitchen features gorgeous granite countertops, stunning stainless steel appliances, and an impeccable large island that connects the family room and casual dining area. The elegant primary suite bath offers a separate tub and shower for a spa-like experience, along with an oversized walk-in closet. Don't miss the chance to experience luxury and comfort. Schedule a visit today and make this exquisite property your own!

Estimated Completion Dec 2023 **MLS#: 8773169**

17533 Sunset Skies Rd	2551 Miami III ELE-D	1.0	4 / 3 - 1 / 3.0	\$486,079
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Discover your dream home in the desirable Miami III floor plan. This stunning single-story residence offers 4 spacious bedrooms, 3.5 modern baths, a generous 3,000 square feet of living space, and a 3-car garage for your convenience, making it the epitome of luxury and style. With plenty of space for the whole family or hosting guests, a generous living space for comfortable living and entertaining, single-story living offering easy accessibility and convenience, and ample space for your vehicles and storage needs with a 3-car garage. Don't miss the opportunity to call this exquisite property your new home. Upgrade your lifestyle and embrace the Miami III experience. Act now and secure your piece of paradise in this rapidly growing community!

Estimated Completion Jan 2024

## 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 right onto Reverie Dr Turn right onto Viviente Dr Turn left onto Deseo Dr Model home is on the right side. 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 right onto Reverie Dr Turn right onto Viviente Dr Turn left onto Deseo Dr Model home is on the right side.

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

Sales Counselors: Emily Warmke

15231 Deseo Drive, Conroe, TX 77302  
(713)730-7940

"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, plans and features subject to change without notice. See sales counselor for details.