



**\$1600/mo**

316 Falling Pine Drive  
Conroe, TX 77304-5027

**Life. Well Lived.**

**3 BED**  
**2.1 BATH**  
**1992 SQFT**

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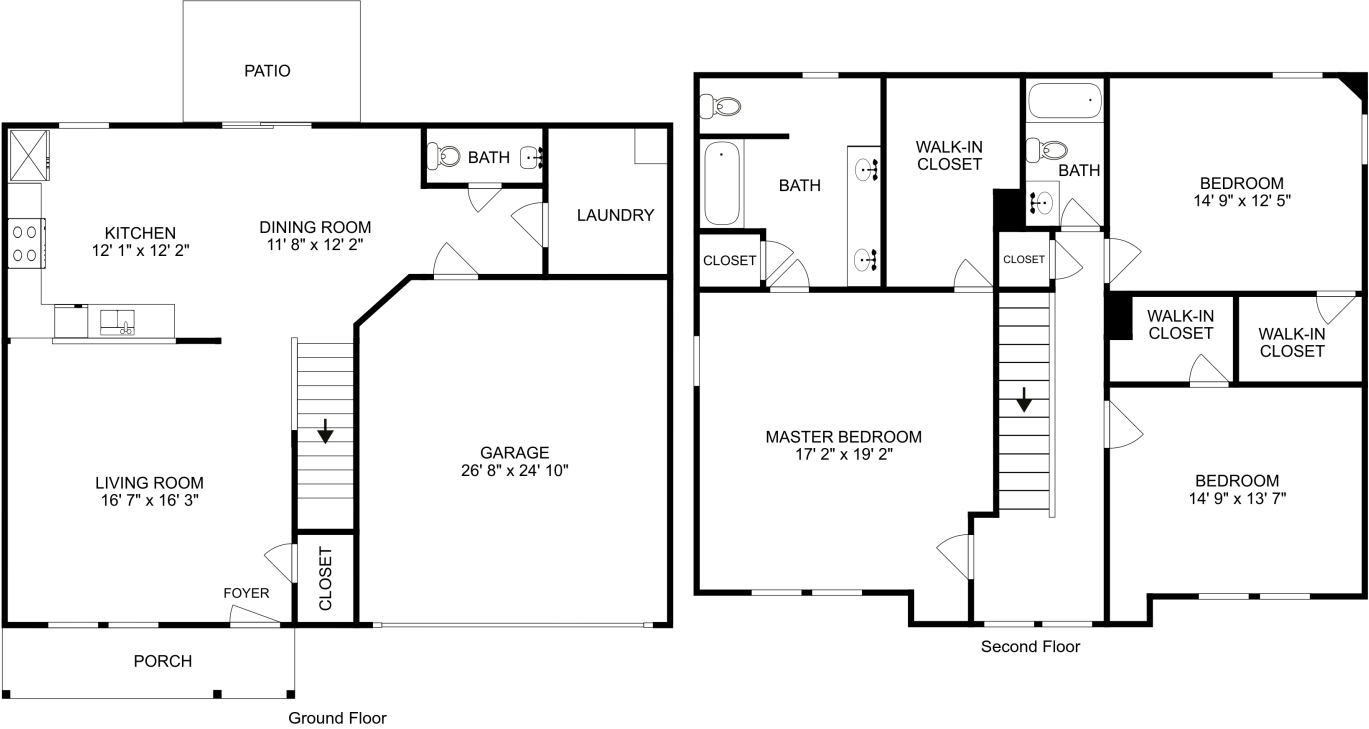
FEATURES

Carpeting  
Ceiling Fan  
Central Air

Dishwasher  
Fenced Yard  
Gas Range

Hardwood Floors  
One Car Garage  
Refrigerator

FLOORPLANS



Disclaimer: The floorplans depicted and the stated dimensions in this illustration are indicative only and serve as an approximation of existing structures and features. This illustration is not guaranteed to be accurate or complete. The accuracy of all information should be verified through personal inspection and/or with appropriate professionals.













BEWARE OF LEASING FRAUD! If you believe someone else is trying to rent you this home or have any questions regarding leasing fraud, please call our Fraud Prevention Hotline at 877.241.9085 or email us at [TAHFraud@TriconAH.com](mailto:TAHFraud@TriconAH.com). To learn more, visit [TriconAmericanHomes.com/fraud-prevention](http://TriconAmericanHomes.com/fraud-prevention).

Completed applications approved on “first-come, first-served” basis. Please drive by the home first and then call us for a private showing.

- Non-refundable application fee: \$45 per occupant of age 18 or older
- One-year lease minimum
- Non-refundable, for all approved applicants, holding fee: \$250 per application
- Utilities: Resident pays for all utilities including trash, sewer, and water
- Animals approved with pet fee and monthly animal rent
- Breed Restrictions: American Pit Bull Terrier, American Staffordshire Terrier, Bull Mastiff, Chow, Doberman, Pit Bull, Presa Canario, Rottweiler, Wolf, Wolf hybrids, any combination mix of the foregoing breeds, and any other breed or type that Landlord deems to have similar characteristics.
- Maximum two animals allowed
- Equal Housing Opportunity
- Pricing is subject to change without notice. Some pricing may include special offers based on lease terms and date of occupancy.
- Security deposit varies based upon credit criteria; however standard security deposit equals one month’s rent.
- Pool Maintenance Fee: \$95 per month pool maintenance fee will be added to any home with a pool.
- Applicants applying to a home associated with a HOA may be held to higher screening requirements and additional application processes.
- Approved Applicants are required to execute a Lease Agreement and submit the full security deposit within 48 hours after approval of the Lease. The Lease start date must be within 14 days after approval. This requirement is applicable to all Approved Applicants, even if they have not seen the inside of the home.
- This home is part of an HOA, and may have additional rental qualifications and policies. Please consult with your Leasing Agent for more details.
- AZ Residents Only: A state-specific \$225 administrative fee will be added to all leases.

Please visit us at [www.TriconAmericanHomes.com](http://www.TriconAmericanHomes.com)

NEARBY SCHOOLS	DISTANCE	PHONE
Conroe High School (9-12)	1.45 miles	(936) 709-5700
Reaves Elementary School (PK-4)	1.98 miles	(936) 709-5400
Rice Elementary School (PK-4)	1.99 miles	(936) 709-2700
Peet J High School (7-8)	2.1 miles	(936) 709-3700
Cryar Intermediate School (5-6)	2.25 miles	(936) 709-7300
Giesinger Elementary School (PK-4)	2.28 miles	(936) 709-2600
Armstrong Elementary School (PK-4)	2.62 miles	(936) 709-3400
Houston Elementary School (PK-4)	2.73 miles	(936) 709-5100
Travis Intermediate School (5-6)	2.75 miles	(936) 709-7000
Hauke Alter Ed (8-12)	2.93 miles	(936) 709-3420
D A E P (K-12)	2.93 miles	(936) 709-8100
Washington Junior High School (7-8)	3.23 miles	(936) 709-7400
Anderson Elementary School (PK-4)	3.73 miles	(936) 709-5300
Runyan Elementary School (PK-4)	3.88 miles	(936) 709-2800
Wilkinson Elementary School (PK-4)	4.66 miles	(936) 709-1500

Data by [GreatSchools.org](https://GreatSchools.org)