



**Parkwest  
Duplexes**  
Conroe, Texas

***New Construction Luxury Duplexes for Sale in Conroe, Texas  
LOCATED IN ONE OF THE FASTEST GROWING CITIES IN THE US!***

***New Upscale Luxury Style Features***

- *Granite kitchen countertops with under mount sink*
- *Stainless steel appliance package*
- *Contemporary light & plumbing fixtures in industrial brushed nickel*
- *Tiled walk-in shower in master bath*
- *Upscale wood-look floor tile*

<b>Sales Price</b>	2573 – 1 Story - Hanover 3 BR 2 Bath 2 Ga \$432,300
	2662 – 1 Story - Fairhaven 3 BR 2 Bath 2 Ga \$441,000
	2930 – 2 Story - Ashville 3 BR 2.5 Bath 2 Ga \$444,000
	3004 - 2 Story - Sanborn 3 BR 2.5 Bath 2 Ga \$444,000
	3002 - 2 Story - Bristall 3 BR 2.5 Bath 1 Ga \$432,300
<b>Rents:</b>	2573 – 1 Story - Hanover \$1650 w/Island & \$1625 w/Breakfast Bar
	2662 – 1 Story - Fairhaven \$1695 new diagonal Island & \$1650 w/Island
	2930 – 2 Story - Ashville \$1695 to \$1675 per door
	3004 - 2 Story - Sanborn \$1695 to \$1675 per door
	3002 - 2 Story - Bristall 3 \$1695 to \$1675 per door

**Property Taxes:** 2.33 % Tax Rate Montgomery County  
**H.O.A.** \$600 per duplex, annually (estimated)  
**Utilities:** All utilities paid by tenants

- \* Sales prices subject to change without notice
- \* Rents are estimates and may vary based upon time of year & inventory

**Property Management Available for Management Fee of 5% Gross monthly rents collected**

**Now with Stainless Steel Appliance Package including Refrigerators!  
No Lease Up Fees ~ Builder will pay Lease Up Fees for the first tenants!**

**Contact: Sean Little, Broker at 512.293.4313**

[sean@valuebuilders.com](mailto:sean@valuebuilders.com)

