



MOCK RANCHES
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HOUSTON

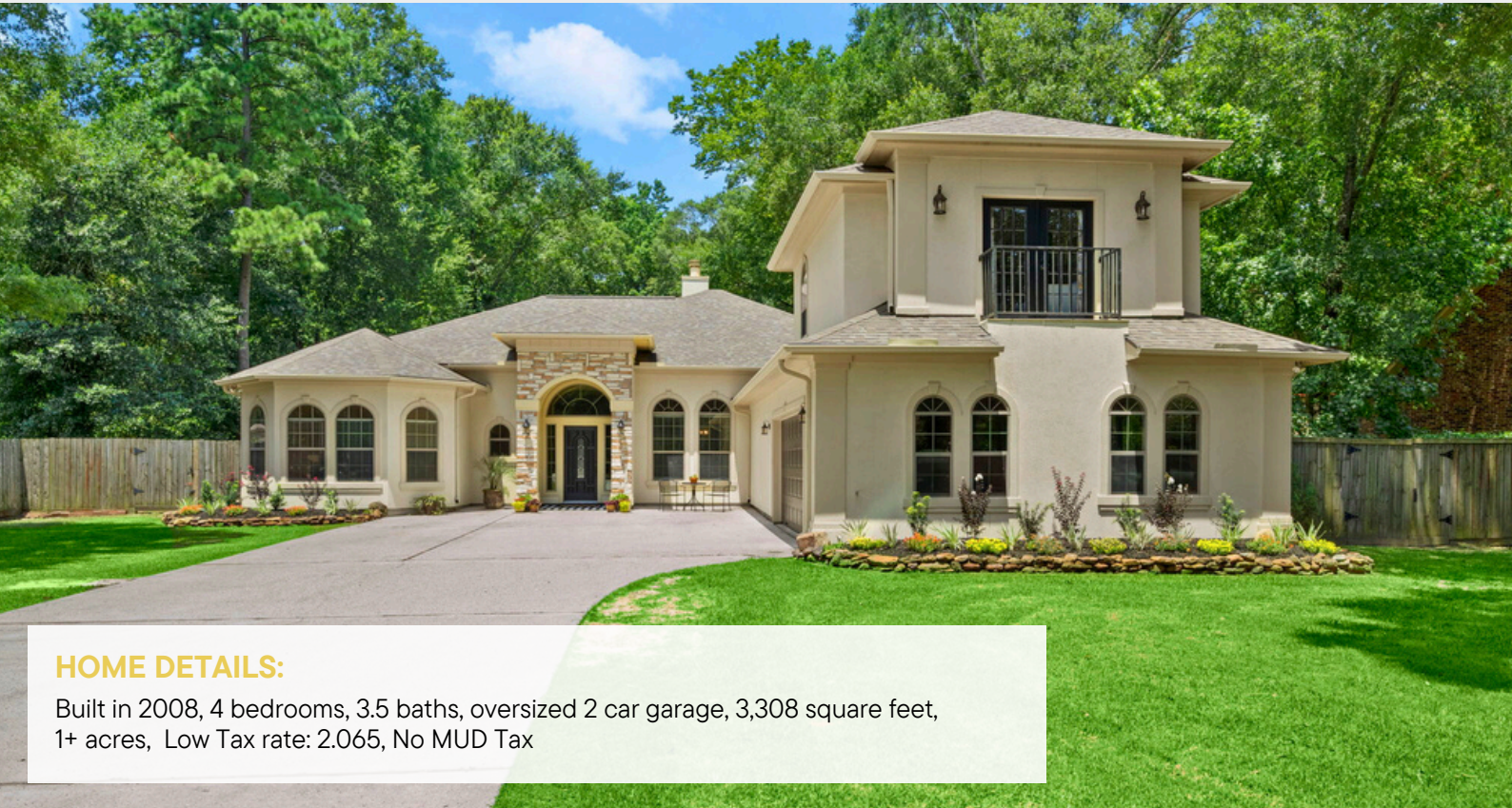
22876 DELTA DRIVE, PORTER, TEXAS, 77365-3676
MONTGOMERY COUNTY

1 ± ACRES | \$675,000



MOCK RANCHES | FOR SALE

22876 DELTA DRIVE, PORTER, TEXAS, 77365-3676
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HOME DETAILS:

Built in 2008, 4 bedrooms, 3.5 baths, oversized 2 car garage, 3,308 square feet, 1+ acres, Low Tax rate: 2.065, No MUD Tax



All information is deemed reliable, but is not warranted by MOCK RANCHES GROUP. All information is subject to change without prior notice.

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PROPERTY DESCRIPTION.

Welcome to your dream home in Riverwalk! Recently updated with a new roof (2021), fresh paint, and a whole house generator, this spacious 1-acre property offers the perfect blend of luxury and comfort. Enjoy the oversized kitchen, featuring custom cabinets and elegant GE appliances, the inviting formal living space with soaring tray ceilings, and the serene primary suite with a spa tub for ultimate relaxation. The upstairs area includes a versatile bonus room with a game area and balcony, offering endless entertainment possibilities. Unwind on the private patio overlooking the lush yard. With low HOA fees and no MUD tax, this is the ultimate retreat for discerning buyers seeking modern elegance and tranquility without the added financial burden.



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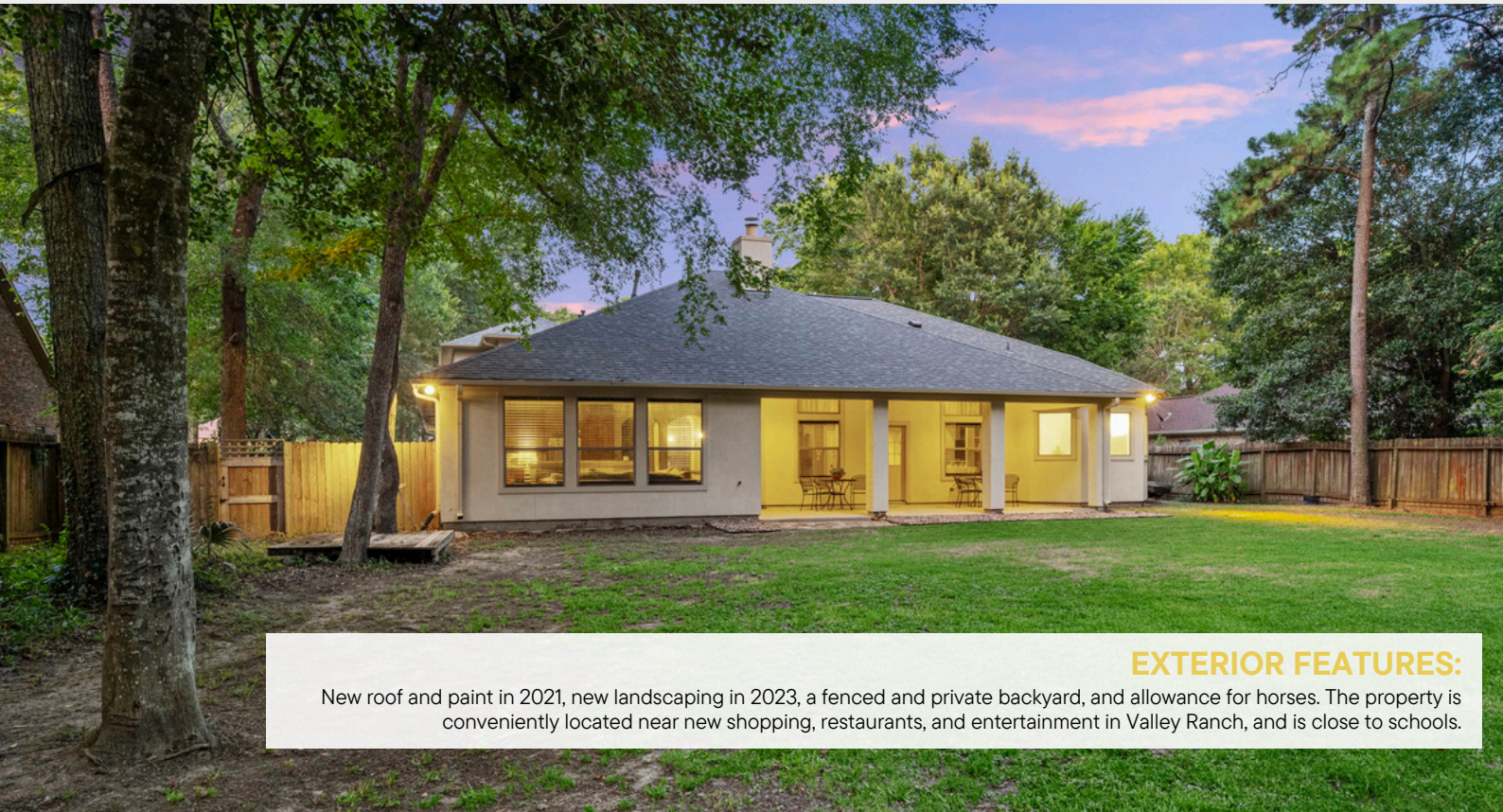
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INTERIOR FEATURES:

Renovated bathrooms in 2021, custom cabinetry throughout, new paint in 2023, and upgraded crown molding. The large kitchen boasts two sinks, plenty of storage, matching GE appliances, a 5-year-old stove, and a double oven. The laundry room includes a sink, closet rod, and storage, with a water filter on the kitchen sink.



EXTERIOR FEATURES:

New roof and paint in 2021, new landscaping in 2023, a fenced and private backyard, and allowance for horses. The property is conveniently located near new shopping, restaurants, and entertainment in Valley Ranch, and is close to schools.

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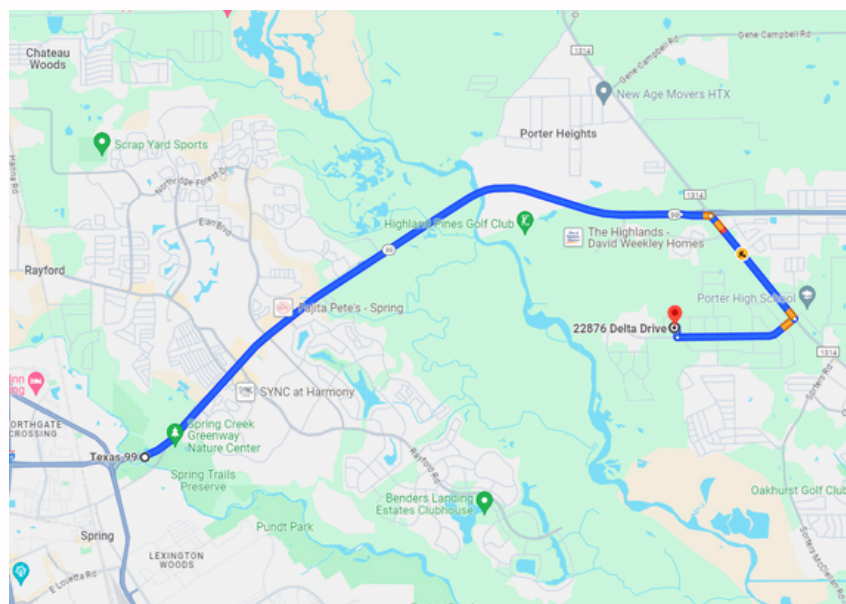
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DRIVING DIRECTIONS.

From SH 99, take FM 1314 to Porter/Conroe. Turn right on Riverwalk Dr then right on Delta Drive. House is on the left.



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MONICA BROOM

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Ranch. financing made simple



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