

UPGRADES & FEATURES

17270 Wild Watermelon Way

77302-1408 Montgomery County

3 Beds | 2 Baths | 2,167 sq ft



WHAT YOU'LL LOVE

Home & Property

- Near-new construction, built 2024 by Coventry Homes
- Single-story, open-concept layout with flex room/home office
- Vaulted and high ceilings
- Wood-look tile flooring
- Omega Stone countertops (kitchen & baths)
- Kitchen island with breakfast bar, walk-in pantry, gas cooktop/range
- Primary suite down — walk-in closet, soaking tub, separate glass shower
- Split floor plan, all bedrooms down, en-suite primary with double sinks
- Covered patio, fenced backyard, sprinkler system, backs to green space
- Security system conveys
- Double-wide driveway, 2-car attached garage

Area

- Artavia master-planned community — minutes to The Woodlands, Conroe, Grand Parkway 99
- Neighborhood: community lake, pool, tennis courts, walking trails, sidewalks, playground, clubhouse dining
- Community amenities: 5-acre lake w/ paddle boats, Dapple Park, boardwalk & scenic trails, resort-style amenity center, 24-hr FitCenter, splash pad, nature playgrounds, meditation garden, Palate Café

PROPERTY CONDITION

- Roof, HVAC, water heater — ~2 years old
- Public water & sewer (MUD district)
- Energy-efficient: attic vents, ceiling fans, digital thermostat, Energy Star appliances & lighting, high-efficiency HVAC, Low-E windows, radiant attic barrier

UPGRADES

- Living room ceiling fan