

 4/5 Beds 2.5 Baths 2,602 SqFt

# 1610 Happy Valley St

Montgomery, TX 77316

## PROPERTY INFORMATION

- Year Built: 2023
- Lot Size: 7,586 sqft
- Architectural Style: Modern, Traditional
- Subdivision: Fairwater
- Taxes: 2.9899%

## HOME FEATURES

- **Main Living Areas**
  - Bright, open-concept floor plan with seamless flow between main living spaces
  - Two-story living area designed for everyday comfort and effortless entertaining
  - Dining area with direct access to the covered patio—ideal for indoor/outdoor living
  - Sleek modern railings add a contemporary architectural statement
  - Recessed lighting enhances brightness, modern appeal, and energy efficiency
  - Luxury vinyl plank flooring throughout the home — NO carpet
- **Chef-Inspired Kitchen**
  - Crisp soft grey cabinetry offering abundant storage and a modern aesthetic
  - Spacious corner pantry for added functionality
  - Elegant quartz countertops with designer tile backsplash
  - Under-cabinet lighting for both ambiance and task lighting
  - Oversized island with integrated sink and breakfast seating for four
- Whirlpool stainless steel appliance package with gas range (fridge included)
- **Primary Suite | Owner's Retreat**
  - Conveniently located on the main floor
  - Spa-inspired ensuite bath featuring:
    - Relaxing soaking tub
    - Separate walk-in shower and
    - Dual-sink vanity with modern finishes
  - Large walk-in closet offering generous storage
- **Secondary Bedrooms & Bathrooms**
  - Three spacious bedrooms located upstairs
  - Generous closet space throughout
  - Shared full bath with tub/shower combo
  - Guest half bath located on the main level
  - Veken ultra-slim bidet attachment to toilets
- **Bonus & Flex Spaces**
  - Downstairs flex room, ideal for a home office, featuring double glass doors
  - Upstairs expansive game room featuring floor outlets—perfect for a lounge area
- **Storage & Utility**
  - Large laundry room with washer and dryer included, plus heavy duty 2-hanging rack
  - Ample storage throughout the home, including linen closets
- **Exterior & Lot**
  - Located at the end of a quiet cul-de-sac
  - Covered patio designed for outdoor living
  - Backyard features a custom-designed green space, perfect for gardening



4/5 Beds



2.5 Baths



2,602 SqFt

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- Aspen Blend stone and Wood Creek brick on all sides, paired with Hardi cement board siding
- Elegant 3-lite frosted glass front door & updated full-glass back doors with smart lock
- Low-E, energy-efficient white vinyl windows designed for solar cooling, and blinds installed throughout the home.
- Covered back patio featuring a permanent gas connection—perfect for outdoor grilling
- Lennox Merit Series HVAC system (3.5 tons) — ML17XC1 model offers up to 17.0 SEER/16.2 SEER2 energy efficiency
- Rinnai RE140i high-efficiency, non-condensing tankless water heater delivering up to 5.3 GPM
- DuPure Platinum Plus 1-Stage drinking water filtration system at kitchen sink
- Hunter X2 irrigation system with Wi-Fi capability via WAND module & EPA WaterSense® approval
- LeafGuard gutter system
- 26 kW Kohler whole-house generator for peace of mind
- Permanent, app-controlled LED roofline lighting
- Double-wide driveway with myQ-enabled LiftMaster Series 1200R automatic garage door opener

### SMART HOME FEATURES

- Alarm.com video doorbell
- Smart lock deadbolt by Kwikset
- Deako smart light switches (plug-and-play)

### FAIRWATER AMENITIES

- Recreation & Outdoor Amenities
  - Resort-style Recreation Center
  - Swimming Pool & Splash Pad
  - Pickleball Courts
  - Fire Pit & Community Pavilion for events
  - Playgrounds throughout the community
  - Green Spaces for outdoor recreation
  - Trails for walking and biking
- Nearby Conveniences & Attractions
  - Less than 2 miles to shopping, dining, and entertainment
  - Less than 4 miles to premier golf courses, including April Sound Country Club
  - Less than 6 miles to parks like Backyard Fun Factory
  - Less than 7 miles from Lake Conroe for boating and water activities
- Education
  - Highly rated Montgomery ISD
  - 1 private school within 5 miles

### ANNOUNCEMENT

- Coming Q4 2026: New H-E-B!