



*Built Around You*

*Artavia 65'*

Call or text Emily Warmke (713) 376-9620

<u>Address</u>	<u>Sq.Ft.Plan</u>	<u>Stories</u>	<u>Bed/Bath(F-H)/Gar</u>	<u>Price</u>
17437 Violet Vineyard St	2881 Lindsay ELE-F	1.0	4 / 4 - 0 / 3.0	<del>\$557,290</del> <b>\$549,990</b>



This exquisitely designed 1-story home is sure to impress from the start with a bright, natural-toned exterior and cozy front porch. As you walk through the front door, you will discover soaring ceilings and beautiful wood floors throughout the home. The gourmet kitchen is equipped with built-in Whirlpool appliances, ample cabinetry, and a stunning, oversized island overlooking the casual dining area and family room, ideal for hosting family and friends. The secluded primary suite features bay windows, a garden tub with a separate walk-in shower, and two large closets. Complete with a study adorned with French doors, a game room, and an oversized outdoor patio, this spectacular home offers something for everyone.

Come visit today!  
Estimated Completion Dec 2023

17529 Limoncello Ln	4194 Kamay ELE-E	2.0	5 / 4 - 1 / 3.0	<del>\$665,976</del> <b>\$649,990</b>
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This home will be the envy of the street with a modern brick and stucco elevation. Soaring ceilings will not disappoint as you enter to find a study with French glass doors, a guest suite with a private bath, and a luxurious spiral staircase with modern iron railing. Your elegant formal dining room offers tray ceilings and an entrance to a pass-through butler's pantry which leads to the kitchen. Enjoy watching your favorite shows in the media room on the first floor just across from the kitchen, making snack refills quick and convenient! If you're in the market for open-concept living, this home is the one for you with a large family room, spacious kitchen, and roomy breakfast nook with easy access to the backyard and Texas-sized covered patio. The primary suite is complete with vaulted ceilings, bay windows, dual closets, dual vanities, a large walk-in shower, and a linen closet for added storage. Not to mention the large utility room is conveniently connected to the primary bedroom closets. The second level features three large bedrooms, two full baths, and a spacious game room perfect for the kids to play and entertain friends. Visit us today!

Estimated Completion Dec 2023

## COVENTRYHOMES.COM

### Driving Directions

From I-45 North: Take exit 79A toward TX-242 Follow N Fwy Service Rd Turn right onto TX-242 E Continue on TX-242 for approx. 7 miles Turn right onto ARTAVIA Pkwy Turn right onto Reverie Dr Turn right onto Viviente Dr Turn left onto Deseo Dr Turn left onto Belle Vie Ln Model home is on the right side. From US 59 North: Take the FM 1314 exit toward Porter/Conroe Turn left onto FM 1314 Travel west on FM 1314 for approx. 7.5 miles Turn right onto SH 242 Turn right onto ARTAVIA Pkwy Turn right onto Reverie Dr Turn right onto Viviente Dr Turn left onto Deseo Dr Turn left onto Belle Vie Ln Model home is on the right side.

Sales office open: Mon - Thu & Sat: 10am - 6pm; Fri & Sun: 12pm - 6pm

Sales Counselors: Emily Warmke

17706 Belle Vie Lane, Conroe, TX 77302  
(713)-730-7939

"Approximate Living Area" square footage calculations were made as exterior dimensions less attached garage, if applicable. "Approximate A/C Area" square footage is the same area less thickness of the exterior walls of the same area. Finished square footage calculations are made based on plan dimensions only and may vary from the finished square footage of the home as built. Prices, discounts, plans and features subject to change without notice. See sales counselor for details.



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17449 Violet Vineyard St 3468 Nash ELE-A2 1.0 4 / 3 - 1 / 3.0 \$622,690 ~~\$599,990~~

This amazing one-story home boasts a beautiful curb appeal that is sure to impress from the start with a natural-toned stone and brick combo. Entering into the home, you are greeted by an impressive foyer complete with a tray-ceiling detail, along with stunning, neutral-colored LVP floors that pave your way throughout the main living areas of the home. This home offers a kitchen any chef would adore with built-in stainless steel appliances, a walk-in pantry, sleek white countertops, and a large island! Enjoy hosting family and friends in the family room that features large windows boasting views of the oversized covered patio, complete with gas and plumbing connections for a future outdoor kitchen. Just off the foyer, the study allows you to easily work from home and maintain privacy with French glass doors. The game and media room combo is perfect for entertaining guests, or spending a quiet night in. Treat yourself to this gorgeous primary suite adorned with high ceilings, large windows, and an en-suite complete with a walk-in shower and his and hers closets. Don't miss out on this beautiful new home! Visit today!

Estimated Completion Dec 2023



17428 Violet Vineyard St 3468 Nash ELE-B 1.0 4 / 3 - 1 / 3.0 \$617,803

Coming Soon!

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