



**For Sale** on Market

# \$584,372

Call 7133771022 Today!

## 17011 SWEET IRIS CT, CONROE, TX 77302

4 BEDS, 3 FULL & 1 HALF BATH(S)

BEAZER HOMES NEW CONSTRUCTION – Welcome to 17011 Sweet Iris Court, a beautiful home located in the vibrant community of ARTAVIA. This stunning 2–story home offers 4 bedrooms, 3 baths, 1 half bath, and a 2–car tandem garage. Work conveniently and quietly from home in the private study located right off the foyer. Its grand great room features soaring ceilings and expansive windows that flood the space with natural light. The open layout flows seamlessly and is perfect for entertaining. This gorgeous home also features a formal dining room, loft, media room, and large covered patio. Beazer Homes is proud to be America’s #1 Energy–Efficient homebuilder. Our FY25 average gross HERS score of 32 (38 if excluding solar) was the lowest of the publicly reported scores for the top 30 U.S. homebuilders by volume identified by Builder Magazine’s Top 100 List (based on 2025 total closings). Don’t miss your opportunity to make 17011 Sweet Iris yours. Schedule your private tour today!

### GENERAL DESCRIPTION

- Subdivision:** ARTAVIA
- Property Type:** Single-Family
- Bedrooms:** 4
- Baths:** 3 Full & 1 Half
- Stories:** 2
- Garage:** 2 / Attached ,Tandem
- Style:** Traditional
- Year Built:** 2025
- Building Sqft:** 3,605 / Builder
- Master Planned Community:** Artavia
- Maintenance Fee:** \$1,185 / Annually
- Market Area:** Spring Northeast
- MLS# / Area:** 93213696 / 19



**Presented By**  
**Chad Sayles**

Walzel Properties - Spring

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**Listing Broker**  
**Beazer Homes**

17011 Sweet Iris Ct, Conroe, TX 77302

Visit <https://www.har.com/93213696> for more information