

For Sale on Market

**\$584,652**

Call 7138840322 Today!

## SINGLE-FAMILY, 4 BEDS, 3 FULL & 1 HALF BATH(S)

BEAZER HOMES NEW CONSTRUCTION – Welcome to 17003 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 garage. Its grand great room features soaring ceilings and expansive windows that flood the space with natural light, creating an inviting atmosphere. The open layout flows seamlessly into the dining area, perfect for entertaining, while the spacious loft upstairs offers versatile space for a home office, game room, or cozy retreat, blending style and functionality throughout. 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 17003 Sweet Iris Court 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:** 3,462 / Builder  
**Master Planned Community:** Artavia  
**Maintenance Fee:** \$1,185 / Annually  
**Market Area:** Spring Northeast  
**MLS# / Area:** 15009213 / 19



Presented By  
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Century 21 Lucky Money

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Listing Broker  
Beazer Homes

17003 Sweet Iris Ct, Conroe, TX 77302

Visit <https://www.har.com/15009213> for more information