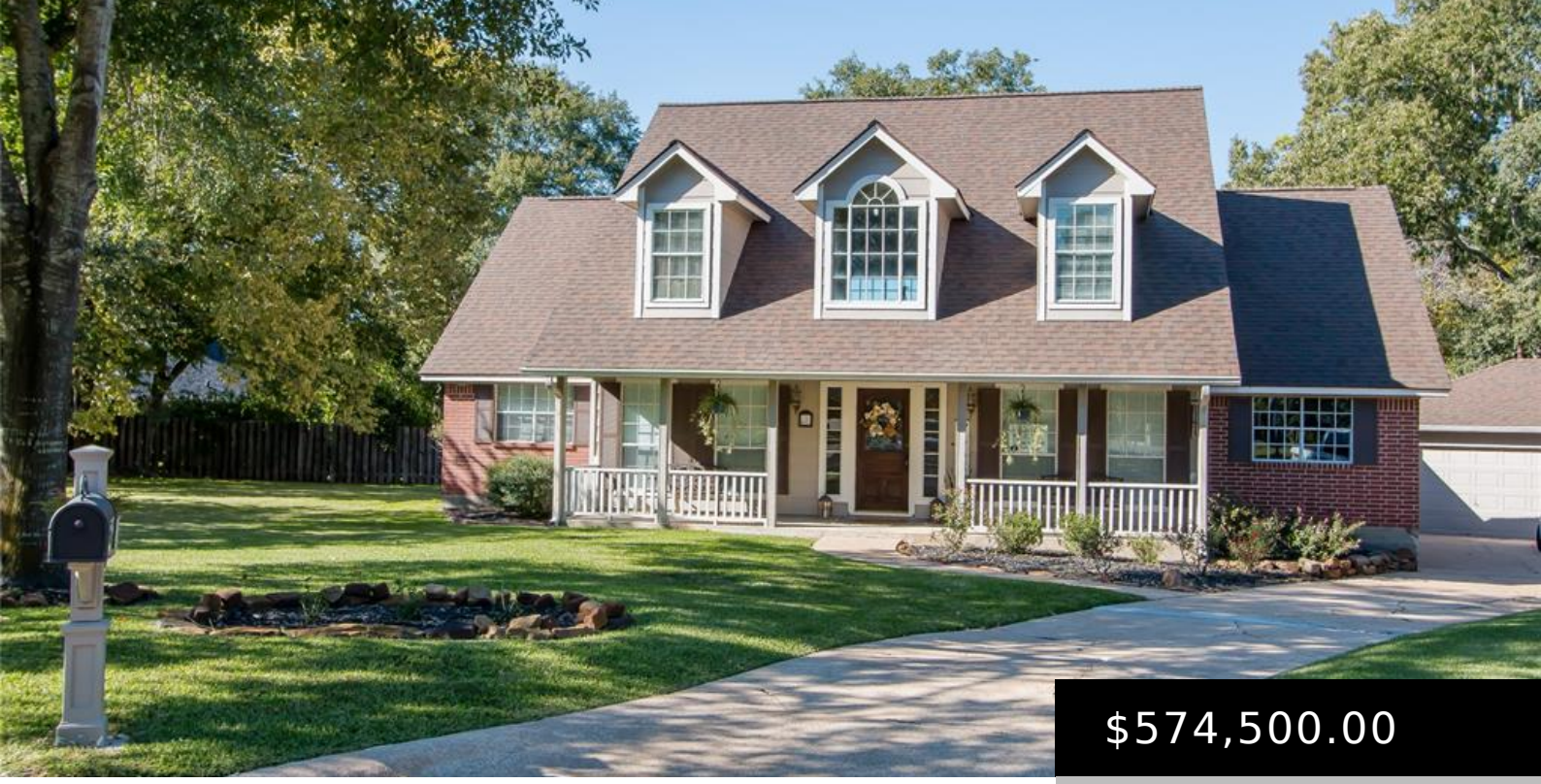


$574,500.00

123 APRIL POINT PL, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Just Reduced! Welcome to your new home in the beautiful gated April Sound County Club Community. Your home offers 3 full bedrooms, study that could be a 4th bedroom, 3 full baths, game room, formal dining, breakfast area, kitchen with island, spacious living area and converted garage to a guest house. Additional features include a [...]

Rooms & Units Description

Property title: 123 April Point Conroe Texas 77356

Room Count: 10

Room Description: 1 Living Area,Breakfast Room,Formal Dining,Gameroom Up,Garage Apartment,Home Office/Study,Living Area - 1st Floor,Utility Room in House

Beds Max: 4

Bed Room Description: Primary Bed - 1st Floor,Walk-In Closet

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo

Photo Count: 40

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 599000.00

Key Map: 155A

Vac Rental: Not Allowed

Property Details

Parcel Number: 2150-05-09500

Lot Desciption: Cul-De-Sac,In Golf Course Community

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 194.55

Acres: 0.2723

Acres Desciption: 1/4 Up to 1/2 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Laminate,Tile,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Detached Gar Apt /Quarters,Exterior Gas Connection,Outdoor Fireplace,Patio/Deck,Porch,Spa/Hot Tub,Storage Shed,Subdivision Tennis Court

Interior: Fire/Smoke Alarm,High Ceiling,Refrigerator Included

Roof: Composition

Foundation: Slab

Garage Apt Qtr SF: 429

Garage Carport: Converted Garage,Single-Wide Driveway

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Pool Private: 1, Gunite,In Ground

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 1

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Insulation - Batt,Insulation - Other,Tankless/On-Demand H2O Heater

Kitchen Desc: Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Water District

Microwave: 1

Golf Course: April Sound Country Club

Siding: Brick,Wood

Fees & Taxes

Tax Rate: 2.3805

Tax Amount: 6573

Tax Year: 2022

Maint Fee Includes: Courtesy Patrol,Grounds,Limited Access Gates,On Site Guard,Other

Other Mandatory Fee: Social dues monthly, transfer for CC and POA

Fee Other: 1

Fee Other Amount: 92,550, 350

Basics

Baths Full: 3

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-09T10:51:57.120

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: I-45 N. exit 105 w. Go towards Montgomery, right at April Sound Blvd., turn right at April Wind N., left on April Point, right on April Point Place, turn left at cul-de-sac. Home sits on left.

School Elementary: STEWART CREEK ELEMENTARY SCHOOL

School Middle: OAK HILL JUNIOR HIGH SCHOOL

School High: LAKE CREEK HIGH SCHOOL

Subdivision: April Sound

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77356

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Gas Dryer Connections,Washer Connections

Disclosures: Mud,Sellers Disclosure

Disposal: 1

Exemptions: Homestead,,,,,,,,,,

Finance Available: Cash Sale,Conventional,VA

Range Type: Gas Range

Legal: APRIL SOUND 05, BLOCK 2, LOT 17

Access: Manned Gate

DOM: 41

Courtesy of

List Office Name: Century 21 Realty Partners

