

$439,000.00

132 DAWNS EDGE, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

This lovely, well-maintained custom home is located on the golf course in the sought after April Sound Country Club Community! The family room has beautiful, blocked paneling and the connecting sunroom has views of the golf course. There are 2 AC units that keep the home energy efficient, 2 easy access hot water heaters and […]

Rooms & Units Description

Property title: 132 Dawns Edge Montgomery Texas 77356

Room Count: 14

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

Beds Max: 3

Bed Room Description: All Bedrooms Down,Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

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

Photo Count: 35

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 490000.00

Key Map: 155A

Property Details

Parcel Number: 2150-04-02200

Lot Desciption: In Golf Course Community,On Golf Course,Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Rao Custom Homes Inc

Price Sq Ft List: 160.34

Acres: 0.2265

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 1

Floors: Carpet,Tile

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Yard,Controlled Subdivision Access,Not Fenced,Sprinkler System,Subdivision Tennis Court

Interior: Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling,Spa/Hot Tub

Roof: Composition

Foundation: Slab on Builders Pier

Garage Carport: Auto Garage Door Opener,Golf Cart Garage

Garage Desc: Attached Garage,Oversized Garage

No Of Garage Cap: 2

Heat System: Central Gas,Zoned

Cool System: Central Electric,Zoned

Pool Area: 1

Fireplace Description: Gas Connections,Gaslog Fireplace,Wood Burning Fireplace

Fireplaces Number: 1

Energy: Attic Fan,Attic Vents,Ceiling Fans,Generator,High-Efficiency HVAC,Insulation - Other

Kitchen Desc: Pantry

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Countertops: Granite/Solid Surf.

Microwave: 1

Golf Course: April Sound Country Club

Siding: Brick,Cement Board,Wood

Fees & Taxes

Tax Rate: 2.3805

Tax Amount: 7822

Tax Year: 2022

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

Other Mandatory Fee: April Sound Country Club

Fee Other: 1

Fee Other Amount: 92

Basics

Baths Full: 4

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-05T13:39:14.410

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: From I-45 North Exit 105 go West about 11 miles to April Sound Entrance on the right. After guard gate turn right on April Wind South then left on 3rd street Dawns Edge Drive. 132 Dawns Edge Home is on the left.

School Elementary: STEWART CREEK ELEMENTARY SCHOOL

School Middle: OAK HILL JUNIOR HIGH SCHOOL

School High: LAKE CREEK HIGH SCHOOL

Subdivision: April Sound 04

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77356

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Mud,Sellers Disclosure

Disposal: 1

Exemptions: Homestead,,,,Senior,

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Electric Cooktop

Legal: APRIL SOUND 04, BLOCK 1, LOT 22

Access: Manned Gate

DOM: 58

Courtesy of

List Office Name: Realty Associates