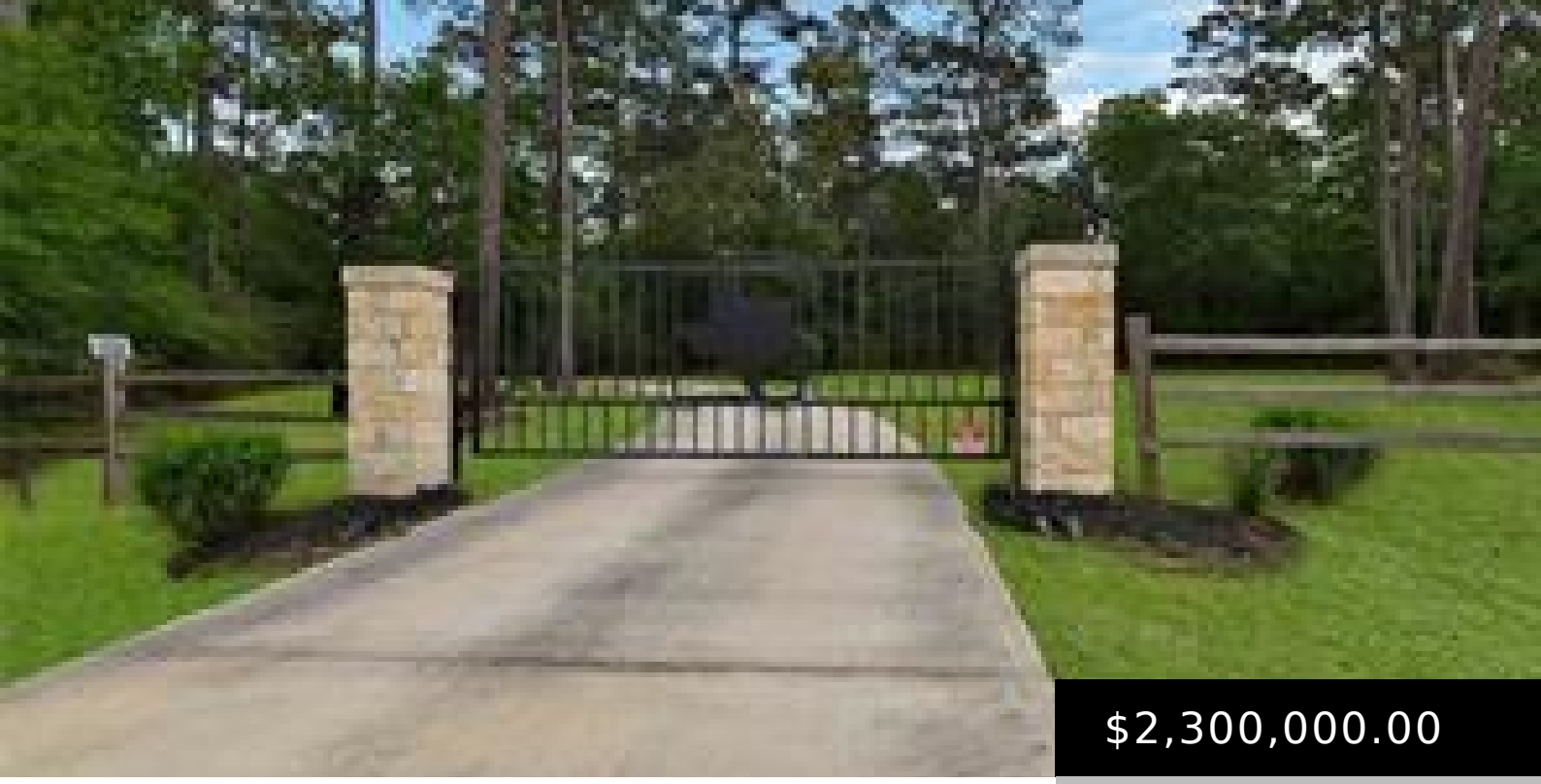


$2,300,000.00

## 135 PORT AU PRINCE CT, MONTGOMERY, TX 77316, USA

https://bunkerhillhomes.com

Engulfed beneath the adult pines and behind the soft green hardwood canopies lies paradise in waiting. A country estate like no other boasting 37+/- acres of pristine land with shop, outbuildings, and a large fishing pond. Heaven is but a heartbeat away in the Montgomery County majesty. Pristine country inspired home with oversized bedrooms and [...]

## Rooms & Units Description

**Property title:** 137 Port Au Prince Montgomery Texas 77316

**Room Count:** 10

**Room Description:** Breakfast Room,Family Room,Utility Room in House

**Master Bath Desc:** Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Vanity Area

**Photo Count:** 50

**HOA Mandatory:** 1

## Property Details

**Parcel Number:** 0009-00-03701

**Style:** Ranch

**Price Sq Ft List:** 827.04

**Acres Desciption:** 20 Up to 50 Acres

**Stories:** 1

**Ownership:** Full Ownership

**Lot Desciption:** Other

**List Type:** Exclusive Right to Sell/Lease

**Acres:** 37.2

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile,Wood

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Exterior:** Cross Fenced,Porch,Private Driveway,Storage Shed,Workshop

**Roof:** Composition

**Carport Description:** Attached Carport

**Heat System:** Central Gas

**Fireplace Description:** Gas Connections

**Energy:** Ceiling Fans

**Oven Type:** Gas Oven

**Water Sewer:** Septic Tank,Well

**Siding:** Cement Board,Stone

**Interior:** Crown Molding

**Foundation:** Slab

**Carport Spaces Count:** 3

**Cool System:** Central Electric

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Butler Pantry,Island w/o Cooktop,Kitchen open to Family Room,Walk-in Pantry

**Dishwasher:** 1

**Microwave:** 1

## Fees & Taxes

**Tax Rate:** 1.8488

**Tax Year:** 2021

**Tax Amount:** 11535

## Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Appraisal District

## Location Details

**Area:** 39

**County Or Parish:** Montgomery

**School District:** 11 - Conroe

**Directions:** From Fish Creek turn East on Lake Ridge Shore, to stop sign Stone Oaks Drive (left) to stop sign Argosy Lane (right)t to stop sign Royal Navigator (right) to Catamaran Way (right) to Port Au Prince left. Gate to home is on the right.

**School Elementary:** STEWART ELEMENTARY SCHOOL (CONROE)

**School Middle:** PEET JUNIOR HIGH SCHOOL

**School High:** CONROE HIGH SCHOOL

**Subdivision:** Ridgelake Shore

**Geo Market Area:** Conroe Southwest

**State:** Texas

**Zip:** 77316

**City:** Montgomery

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Connections:** Electric Dryer Connections,Gas Dryer Connections,Washer Connections

**Disclosures:** Sellers Disclosure

**Finance Available:** Cash Sale,Conventional

**Range Type:** Gas Cooktop

**Legal:** A0009 - CORNER MARY, TRACT 37 (SPLIT FOR TIM), ACRES 37.2

**Access:** Automatic Gate

**DOM:** 344

## Courtesy of

**List Office Name:** Integrity Home & RanchProperties