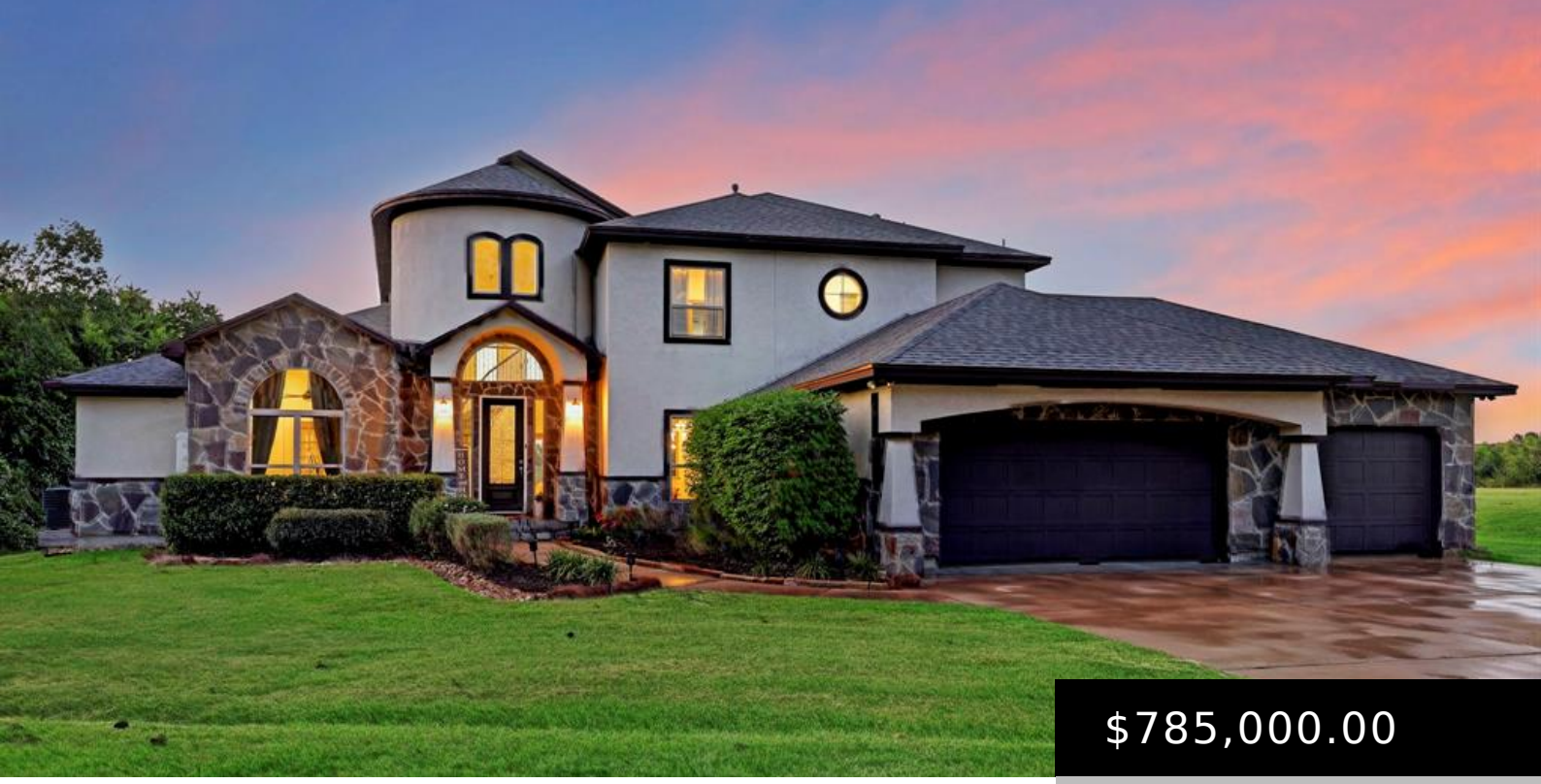


$785,000.00

145 GRANDVIEW BLVD, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Welcome to this magnificent 4,000+ square foot home on a 1.4+ acre lot with a boat slip and easy access to Lake Conroe via the Grand Harbor/Harbor Side canal system. Located in the prestigious MISD school district, this home boasts elegant two-story ceilings in the entry and living room creating spaciousness, while 12 foot wide […]

Rooms & Units Description

Property title: 145 Grandview Montgomery Texas 77356

Room Count: 11

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

Beds Max: 5

Bed Room Description: 2 Primary Bedrooms,Primary Bed - 1st Floor,Walk-In Closet

Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Two Primary Baths

Photo Count: 34

HOA Mandatory: 1

Original List Price: 785000.00

Key Map: 123Q

Property Details

Parcel Number: 5392-00-01300

Lot Desciption: Cleared,Water View,Waterfront,Wooded

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 195.86

Acres: 1.436

Acres Desciption: 1 Up to 2 Acres

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Laminate,Tile,Wood

Restrictions: Deed Restrictions,Restricted, Deed Restrictions,Restricted

Property Features

Exterior: Back Green Space,Back Yard,Balcony,Controlled Subdivision Access,Covered Patio/Deck,Not Fenced,Patio/Deck,Porch,Private Driveway,Rooftop Deck,Side Yard

Interior: Alarm System - Owned,Atrium,Balcony,High Ceiling,Prewired for Alarm System,Wet Bar

Roof: Composition

Foundation: Slab

Garage Carport: Auto Garage Door Opener

Garage Desc: Attached Garage,Oversized Garage

No Of Garage Cap: 3

Heat System: Central Gas

Cool System: Central Electric

Fireplace Description: Gas Connections,Gaslog Fireplace

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Insulated/Low-E windows,Insulation - Spray-Foam,North/South Exposure,Other Energy Features

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Aerobic,Public Water,Septic Tank

Microwave: 1

Siding: Stone,Stucco

Water Amenity: Boat Slip,Bulkhead,Canal Front,Canal View,Pier,Wood Bulkhead, Boat Slip,Bulkhead,Canal Front,Canal View,Pier,Wood Bulkhead

Fees & Taxes

Tax Rate: 1.7481

Tax Amount: 9624

Tax Year: 2022

Maint Fee Includes: Limited Access Gates

Other Mandatory Fee: HOA Transfer Fee

Fee Other: 1

Fee Other Amount: 200

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Seller

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: From I-45 go West on FM 1097 across Lake Conroe. Turn left onto Buffalo Springs Dr. by Shell Station. Turn left at 4-way stop onto Lone Star Pkwy. Turn next left onto Grandview Pkwy and go through automatic gate. Turn right onto Grandview Pt.. Turn left onto Grandview Blvd. Home is on left. DO NOT ENTER AT GATE ON Bois D'Arc Bend..EXIT ONLY/RESIDENTS ONLY

School Elementary: MONTGOMERY ELEMENTARY SCHOOL (MONTGOMERY)

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

School High: MONTGOMERY HIGH SCHOOL

Subdivision: Grandview 01

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77356

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions,Restricted

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

Disclosures: Sellers Disclosure

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,Other

Range Type: Gas Range

Legal: S539200 - GRANDVIEW 01, BLOCK 2, LOT 12, ACRES 1.436

Legal Subdivision: GRANDVIEW

Access: Automatic Gate

DOM: 10

Courtesy of

List Office Name: eXp Realty, LLC