

$399,000.00

166 APRIL WIND CT, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

This Golf Course Home is Gorgeous! Owner has Renovated & updated! Entertainers dream!!!Can be sold furnished. Spectacular views of the 4th hole from the balcony! New Upgrades include Hickory Finished floors, high end granite countertops with a waterfall edge, including powder room vanity. Kitchen has all new appliances including 2 stainless convection ovens, Refrigerator is [...]

Rooms & Units Description

Property title: 166 April Wind Conroe Texas 77356

Room Count: 7

Room Description: 1 Living Area,Breakfast Room,Family Room,Formal Dining,Kitchen/Dining Combo,Living Area - 2nd Floor,Living/Dining Combo,Utility Room in House

Bed Room Description: All Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Split Plan

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

Photo Count: 50

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 409000.00

Key Map: 154D

Vac Rental: Allowed

Property Details

Parcel Number: 2150-06-03400

Lot Desciption: In Golf Course Community,On Golf Course

Style: Other Style

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 192.38

Acres: 0.0826

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Engineered Wood,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Balcony,Controlled Subdivision Access,Covered Patio/Deck,Patio/Deck,Porch

Interior: Balcony,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Wet Bar

Roof: Composition

Foundation: Slab

Garage Carport: Double-Wide Driveway

Garage Desc: Detached Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,Solar Screens

Kitchen Desc: Breakfast Bar,Island w/ Cooktop,Pantry

Oven Type: Convection Oven,Double Oven,Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Countertops: Granite

Microwave: 1

Golf Course: April Sound Country Club

Siding: Wood

Fees & Taxes

Tax Rate: 2.1665

Tax Amount: 5429

Tax Year: 2022

Maint Fee Includes: Clubhouse,Courtesy Patrol,On Site Guard,Recreational Facilities

Other Mandatory Fee: Social Country Club

Fee Other: 1

Fee Other Amount: 92.50 Mo. CC fee, All transfer fees

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-24T15:37:54.987

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: I-45 North to Conroe take Exit Fm 3083 and go left over frwy. Stay in left lane and proceed to Hwy 105 West toward Lake Conroe. Approx 6.3 Miles to April Sound BLVD. Through Guard gate about half mile to April Wind Dr. N make left, then turn left on April Wind Ct. Home will be on your right with 2 Separate Driveways.

School Elementary: STEWART CREEK ELEMENTARY SCHOOL

School Middle: OAK HILL JUNIOR HIGH SCHOOL

School High: LAKE CREEK HIGH SCHOOL

Subdivision: April Sound 06

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77356

City: Conroe

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,Investor

Range Type: Electric Cooktop

Legal: APRIL SOUND 06, BLOCK 10, LOT 2

Legal Subdivision: APRIL SOUND

Access: Manned Gate

DOM: 29

Courtesy of

List Office Name: Top Guns Realty on Lake Conroe