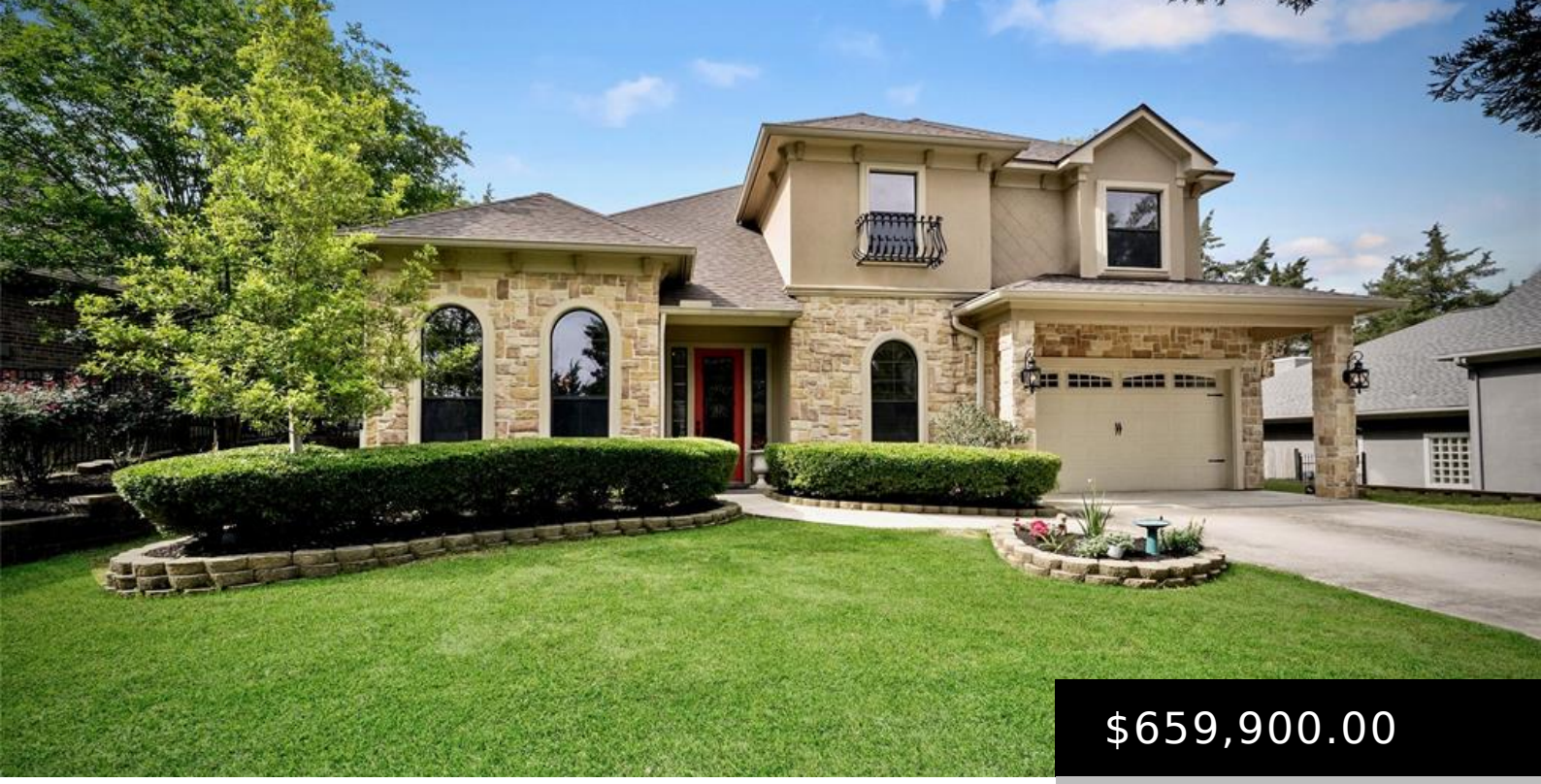


$659,900.00

17807 N BLUE HERON CIR, MONTGOMERY, TX 77316, USA

https://bunkerhillhomes.com

Secluded and exclusive, Blue Heron Bay is a small gated community with only 80 residences; adjacent to Lake Conroe. Sitting on a large, wooded homesite, this home features hardwood, travertine and carpet flooring, high ceilings, custom cabinets, spacious rooms and an open floorplan. One of the many unique aspects, is the fourth bedroom (downstairs). It [...]

Rooms & Units Description

Property title: 17807 Blue Heron Montgomery Texas 77316

Room Count: 8

Room Description: Breakfast Room,Family Room,Formal Dining,Gameroom Up,Living Area - 2nd Floor

Beds Max: 4

Bed Room Description: 1 Bedroom Down - Not Primary BR,Primary Bed - 1st Floor

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower

Photo Count: 31

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 659900.00

Vac Rental: Not Allowed

Property Details

Parcel Number: 2635-02-03300

Lot Desciption: Subdivision Lot,Wooded

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 212.53

Acres: 0.3877

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

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Engineered Wood,Stone

Ownership: Full Ownership

Restrictions: Deed Restrictions,Restricted, Deed Restrictions,Restricted

Utility District: 1

Property Features

Exterior: Back Yard Fenced,Controlled Subdivision Access,Fully Fenced,Patio/Deck,Sprinkler System

Interior: Alarm System - Owned,Fire/Smoke Alarm,High Ceiling

Roof: Composition

Foundation: Slab

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Pool Private: 1, Gunite,Heated,In Ground

Fireplace Description: Gas Connections,Wood Burning Fireplace

Fireplaces Number: 1

Energy: Digital Program Thermostat

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pantry

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Water District

Countertops: Granite

Microwave: 1

Siding: Stone,Stucco

Fees & Taxes

Tax Rate: 2.3081

Tax Amount: 10206

Tax Year: 2022

Maint Fee Includes: Grounds,Limited Access Gates

Other Mandatory Fee: Transfer fee

Fee Other: 1

Fee Other Amount: $300.00

Basics

Baths Full: 3

Year Built Src: Appraisal District

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: From I-45N, exit FM 2854/TX 105 to the left. Travel 11 miles. Turn Left onto Blue Heron Dr. Enter gate. Continue straight then left onto N Blue Heron Bay Cir. Home is on the left. There is no sign.

School Elementary: STEWART CREEK ELEMENTARY SCHOOL

School Middle: OAK HILL JUNIOR HIGH SCHOOL

School High: LAKE CREEK HIGH SCHOOL

Subdivision: Blue Heron Bay

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77316

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions,Restricted

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Exclusions,Mud,Sellers Disclosure

Disposal: 1

Exclusions: Mounted TVs

Finance Available: Conventional

Range Type: Gas Cooktop

Legal: LOT 03, BLOCK 02, BLUE HERON BAY 02

DOM: 8

Courtesy of

List Office Name: Martha Turner Sotheby's International Realty