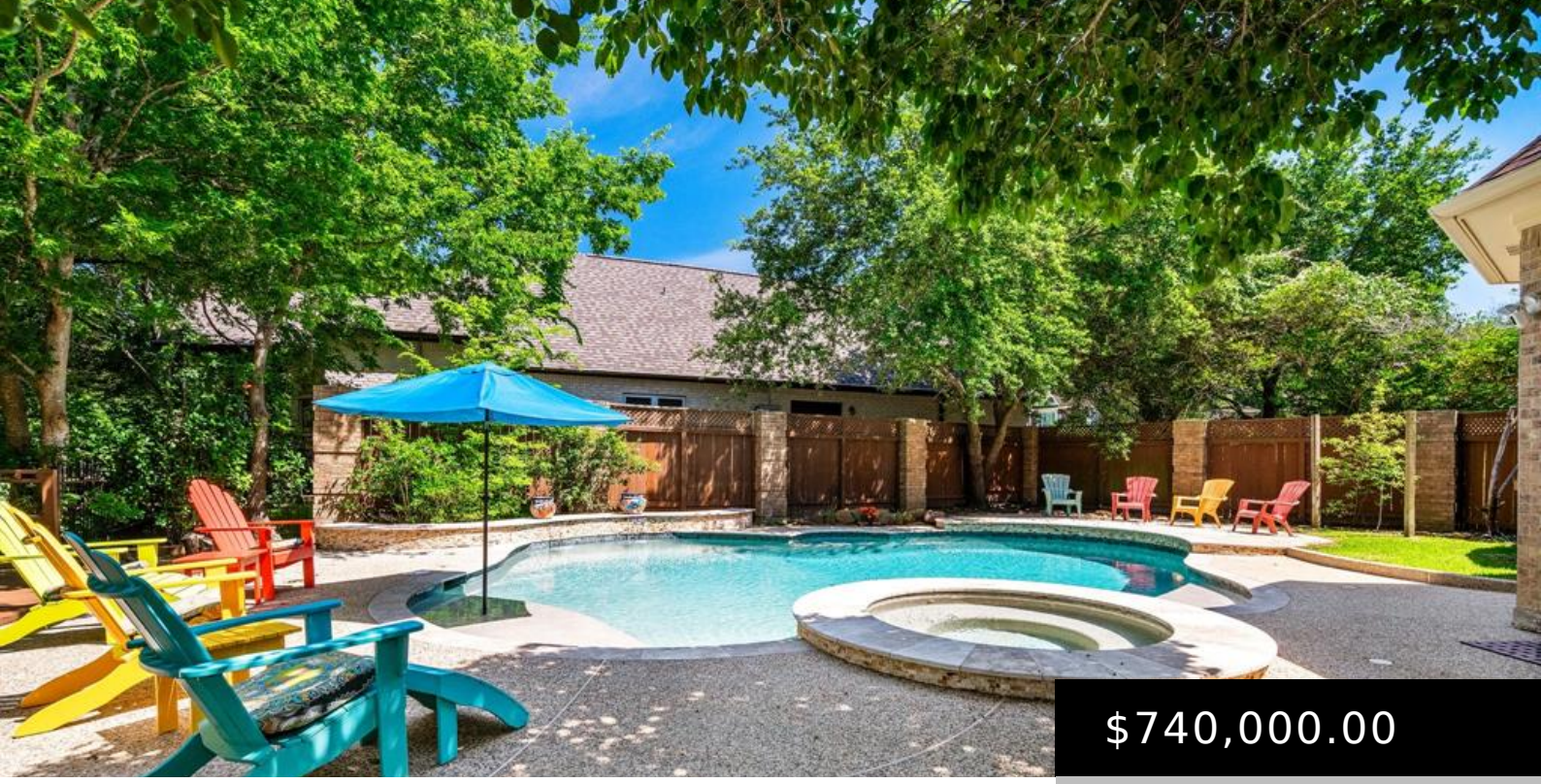


$740,000.00

186 APRIL WATERS W, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Entertainer paradise at its best! Home sits on Double Golf course lot with a beautiful pond/lake and fairway view on the golf course.Pool and decking all around with covered patio for more outside entertaining! This beautiful home appoints updated kitchen with large walk in pantry, family room,and your own private grotto/wet bar area with wine [...]

Rooms & Units Description

Property title: 186 April Waters W Conroe Texas 77356

Room Count: 13

Room Description: 1 Living Area,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Utility Room in House,Wine Room

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

Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Secondary Bath(s): Double Sinks,Two Primary Baths

Photo Count: 50

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 755000.00

Key Map: 154C

Property Details

Parcel Number: 2150-07-13700

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

Lot Value: 1

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 157.95

Acres: 0.4701

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

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Tile,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Green Space,Back Yard Fenced,Balcony,Controlled Subdivision Access,Covered Patio/Deck,Fully Fenced,Patio/Deck,Side Yard,Spa/Hot Tub,Sprinkler System,Subdivision Tennis Court

Interior: 2 Staircases,Alarm System - Owned,Balcony,Central Vacuum,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Spa/Hot Tub,Wet Bar,Wired for Sound

Roof: Composition

Foundation: Slab

Garage Carport: Additional Parking,Auto Garage Door Opener,Circle Driveway,Double-Wide Driveway,Golf Cart Garage,Workshop

Garage Desc: Attached Garage,Oversized Garage

No Of Garage Cap: 3

Carport Description: Attached Carport

Carport Spaces Count: 3

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Pool Private: 1, Gunite,In Ground,Salt Water

Fireplace Description: Gaslog Fireplace,Wood Burning Fireplace

Fireplaces Number: 1

Energy: Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,Radiant Attic Barrier

Kitchen Desc: Breakfast Bar,Butler Pantry,Kitchen open to Family Room,Pantry,Walk-in Pantry

Oven Type: Double Oven,Freestanding Oven,Gas Oven

Dishwasher: 1

Water Sewer: Public Sewer,Water District

Countertops: Granite

Microwave: 1

Golf Course: April Sound Country Club

Siding: Brick,Cement Board

Water Amenity: Pond, Pond

Fees & Taxes

Tax Rate: 2.3805

Tax Amount: 12831

Tax Year: 2022

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

Other Mandatory Fee: Mo Social Membership/Transfer Fee/Resale

Fee Other: 1

Fee Other Amount: 85/350/300

Basics

Baths Full: 3

Baths Half: 2

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-31T13:45:40.453

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: From I-45 north exit Hwy 105 approximately 10 miles to the entrance to April Sound, take right to guard gate (will need an agent for access), left on April Sound Dr. North left on April Waters West, home will be down on the right.

School Elementary: STEWART CREEK ELEMENTARY SCHOOL

School Middle: OAK HILL JUNIOR HIGH SCHOOL

School High: LAKE CREEK HIGH SCHOOL

Subdivision: April Sound 07

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,Gas Dryer Connections,Washer Connections

Disclosures: Mud,Sellers Disclosure

Disposal: 1

Exemptions: Homestead,,,,,,,,,,

Finance Available: Cash Sale,Conventional,VA

Range Type: Gas Range

Legal: APRIL SOUND 07, BLOCK 2, LOT 70, 71

Access: Manned Gate

DOM: 72

Courtesy of

List Office Name: CB&A, Realtors