

$550,000.00

196 LAKESIDE DR, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Find your happy place at this alluring lakeview 1/3 Acre waterview on one of the prettiest streets in April Sound. Ultimate One-Story adds the get-away feel to your every day with the pleasure of golf, country club dining, pools, covered tennis+private access to fishing/boating on Lake Conroe. Golf carting private streets is a fun way [...]

Rooms & Units Description

Property title: 196 Lakeside Montgomery Texas 77356

Room Count: 11

Room Description: Breakfast Room,Family Room,Formal Dining,Home Office/Study,Utility Room in House

Beds Max: 5

Bed Room Description: 2 Bedrooms Down,2 Primary Bedrooms,All Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Split Plan,Walk-In Closet

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

Photo Count: 33

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 550000.00

Key Map: 155B

Vac Rental: Allowed

Property Details

Parcel Number: 2150-04-42900

Lot Desciption: Cul-De-Sac,In Golf Course Community,Subdivision Lot,Water View

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Monte Smith

Price Sq Ft List: 161.38

Acres: 0.3168

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

Dwelling Type: Free Standing

Stories: 1

Floors: Carpet,Engineered Wood,Tile

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Patio/Deck,Porch,Sprinkler System,Subdivision Tennis Court

Interior: Alarm System - Owned,Drapes/Curtains/Window Cover,High Ceiling,Refrigerator Included

Roof: Composition

Foundation: Slab

Garage Carport: Additional Parking,Auto Garage Door Opener,Double-Wide Driveway

Garage Desc: Oversized Garage

No Of Garage Cap: 3

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Gas Connections,Gaslog Fireplace

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,Generator,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,North/South Exposure,Tankless/On-Demand H2O Heater

Kitchen Desc: Breakfast Bar,Instant Hot Water,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Double Oven,Electric Oven

Dishwasher: 1

Water Sewer: Water District

Countertops: Quartz

Microwave: 1

Golf Course: April Sound Country Club

Siding: Brick

Water Amenity: Lake View, Lake View

Fees & Taxes

Tax Rate: 2.3

Tax Amount: 11873

Tax Year: 2022

Maint Fee Includes: Clubhouse,Courtesy Patrol,Grounds,Limited Access Gates,On Site Guard,Recreational Facilities

Other Mandatory Fee: CCmo/CCTran/HOATrans/Resale Cert

Fee Other: 1

Fee Other Amount: $85.45/$499/$350/$300

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Appraisal District

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: From Hwy 105 West, Right into April Sound.(Guard Gated) Right April Wind, Right onto Lakeside Dr. Home will be on the right, on corner of Cul-de-sac.

School Elementary: STEWART CREEK ELEMENTARY SCHOOL

School Middle: OAK HILL JUNIOR HIGH SCHOOL

School High: LAKE CREEK HIGH SCHOOL

Subdivision: April Sound

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77356

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Mud,Owner/Agent,Sellers Disclosure

Disposal: 1

Exclusions: N/A

Exemptions: Homestead

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Cooktop

Legal: APRIL SOUND 04, BLOCK 7, LOT 13

Legal Subdivision: April Sound 04

Access: Manned Gate

DOM: 6

Courtesy of

List Office Name: Martha Turner Sotheby's International Realty