$965,000.00

204 APRIL WATERS DR N, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Welcome to this remarkable fully custom-remodeled home by Ewing Creations nestled in the private gated community of April Sound. This property offers a unique blend of luxury and comfort with breathtaking lake views. This magnificent estate spans 2,747sq/ft, exuding modern elegance in every corner. The property features 3 spacious bedrooms, designed to offer you the […]

Rooms & Units Description

Property title: 204 April Waters Montgomery Texas 77356

Room Count: 6

Room Description: Breakfast Room,Den,Family Room,Formal Dining,Home Office/Study,Living Area - 1st Floor,Living Area - 2nd Floor

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

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

Photo Count: 38

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 965000.00

Key Map: 124Z

Property Details

Parcel Number: 2150-08-21000

Lot Desciption: In Golf Course Community,Water View,Waterfront

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 351.29

Acres: 0.0938

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Tile,Vinyl Plank

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Artificial Turf,Back Yard,Balcony,Controlled Subdivision Access,Covered Patio/Deck,Patio/Deck,Porch,Subdivision Tennis Court

Interior: Balcony,Refrigerator Included

Roof: Composition

Foundation: Pier & Beam

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

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

Oven Type: Double Oven

Dishwasher: 1

Water Sewer: Water District

Microwave: 1

Golf Course: April Sound Country Club

Siding: Brick

Water Amenity: Bulkhead,Lake View,Lakefront,Wood Bulkhead, Bulkhead,Lake View,Lakefront,Wood Bulkhead

Fees & Taxes

Tax Rate: 2.3805

Tax Amount: 15072

Tax Year: 2022

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

Other Mandatory Fee: Monthly $92.50 and approx. $900 transfer fees

Fee Other: 1

Fee Other Amount: $92.50 + $900

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: I-45 N, take exit 87A toward Conroe, SH-105. In 1.3 miles, turn left onto SH-105 W. In 9.1 miles, turn right onto April Sound Blvd. In .6 miles, turn left onto April Waters Drive N. In .8 miles, destination is on your right.

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,Sellers Disclosure

Disposal: 1

Finance Available: Cash Sale,Conventional

Range Type: Gas Range

Legal: APRIL SOUND 08, BLOCK 7, LOT 1

Legal Subdivision: APRIL SOUND

Access: Manned Gate

DOM: 6

Courtesy of

List Office Name: JLA Realty

