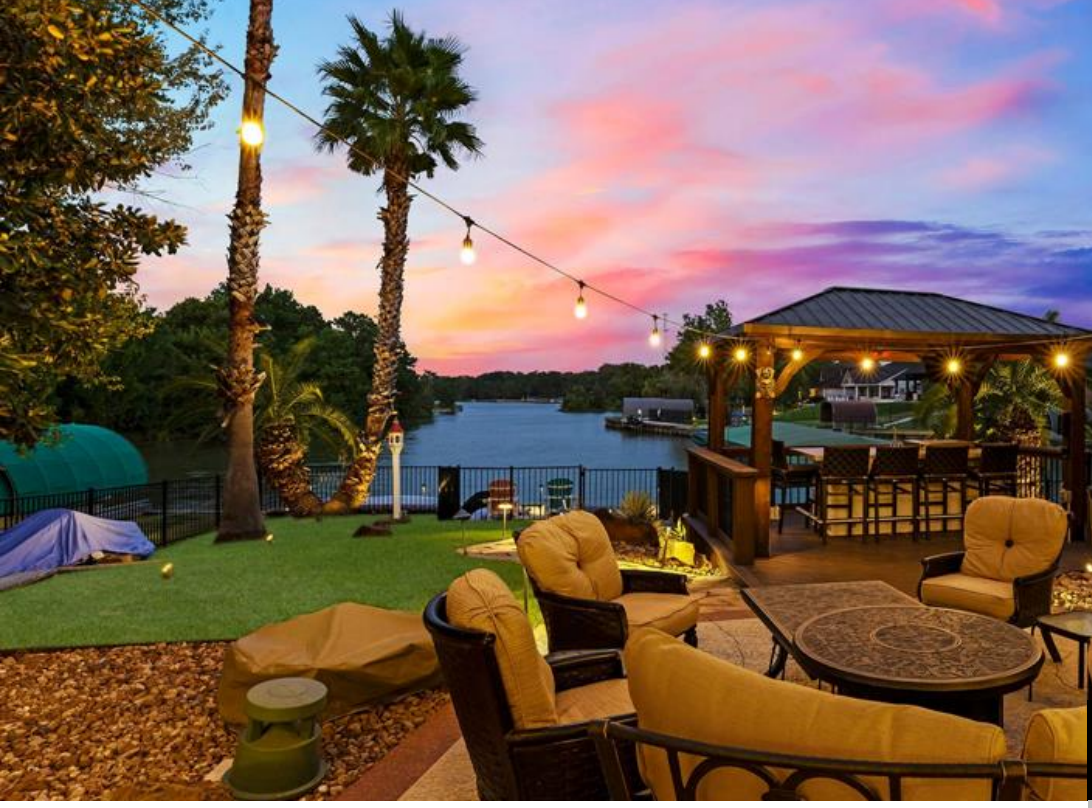


$950,000.00

209 BLUE HERON DR, MONTGOMERY, TX 77316, USA

https://bunkerhillhomes.com

This pristine, move-in ready home offers a stunning water view of the picturesque Lake Conroe & boasts a gorgeous backyard patio, complete w/ a gazebo & outdoor kitchen, as well as a covered boat slip capable of accommodating up to a 28-ft boat! The house has a great open-concept layout, & its gated courtyard entry […]

Rooms & Units Description

Property title: 209 Blue Heron Montgomery Texas 77316

Room Count: 9

Room Description: 1 Living Area,Breakfast Room,Family Room,Formal Dining,Home Office/Study,Kitchen/Dining Combo,Living Area - 1st Floor,Utility Room in House

Beds Max: 3

Bed Room Description: 2 Bedrooms Down,All Bedrooms Down,Primary Bed - 1st Floor,Split Plan

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

Photo Count: 44

HOA Mandatory: 1

Original List Price: 950000.00

Key Map: 154B

Vac Rental: Not Allowed

Property Details

Parcel Number: 2635-00-00300

Lot Desciption: Subdivision Lot,Waterfront

Style: Mediterranean,Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 306.65

Acres: 0.2721

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 1

Floors: Tile,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Controlled Subdivision Access,Patio/Deck,Sprinkler System

Interior: Alarm System - Leased,Drapes/Curtains/Window Cover,Formal Entry/Foyer,High Ceiling

Roof: Composition

Foundation: Slab

Garage Carport: Auto Garage Door Opener,Workshop

Garage Desc: Attached Garage,Oversized Garage,Tandem

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 1

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,High-Efficiency HVAC,Insulated Doors

Kitchen Desc: Breakfast Bar,Butler Pantry,Island w/ Cooktop,Kitchen open to Family Room,Pantry,Walk-in Pantry

Oven Type: Gas Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Microwave: 1

Siding: Stucco

Water Amenity: Boat Lift,Boat Slip,Bulkhead,Lakefront, Boat Lift,Boat Slip,Bulkhead,Lakefront

Fees & Taxes

Tax Rate: 2.2081

Tax Amount: 12705

Tax Year: 2022

Other Mandatory Fee: San Jacinto River Authority

Fee Other: 1

Fee Other Amount: 60

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: From Montgomery/West off Hwy 105, turn Right at Blue Heron/River Rd light. From Conroe/East turn Left onto Blue Heron Drive at light, go to gate. Home is 3rd on Left.

School Elementary: STEWART CREEK ELEMENTARY SCHOOL

School Middle: OAK HILL JUNIOR HIGH SCHOOL

School High: LAKE CREEK HIGH SCHOOL

Subdivision: Blue Heron Bay 01

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77316

City: Montgomery

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,,,,,,,,,,

Range Type: Gas Cooktop

Legal: BLUE HERON BAY 01, BLOCK 1, LOT 3

Legal Subdivision: BLUE HERON BAY

Access: Driveway Gate

DOM: 2

Courtesy of

List Office Name: Keller Williams Metropolitan