$3,000,000.00

268 LAKESIDE HILLS DR, MONTGOMERY, TX 77316, USA

https://bunkerhillhomes.com

This magnificent modern farmhouse-style home, situated on a stunning 1.3 acre waterfront lot in the exclusive gated community of Ridgelake Shores, is undergoing a complete renovation by the renowned Framestead Builders. With an estimated completion in 12/23, this exceptional residence will span approx 7,000 sq ft and showcase a plethora of luxurious amenities and finishes. […]

Rooms & Units Description

Property title: 268 Lakeside Hills Montgomery Texas 77316

Room Count: 16

Room Description: Family Room,Formal Living,Gameroom Down,Gameroom Up,Home Office/Study,Media,Utility Room in House,Wine Room

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

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

Photo Count: 35

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Additional School: STEWART ELEMENTARY SCHOOL (CONROE)

Original List Price: 3000000.00

Key Map: 185G

Property Details

Parcel Number: 8271-03-04900

Lot Desciption: Waterfront

Style: Other Style

List Type: Exclusive Right to Sell/Lease

Builder Name: Framestead Builders

Price Sq Ft List: 449.37

Acres: 1.2944

Acres Desciption: 1 Up to 2 Acres

Dwelling Type: Free Standing

Stories: 2

Floors: Stone,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Controlled Subdivision Access,Covered Patio/Deck,Exterior Gas Connection,Outdoor Fireplace,Patio/Deck,Porch,Private Driveway,Sprinkler System,Workshop

Interior: Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Refrigerator Included,Wet Bar

Roof: Aluminum

Foundation: Slab

Garage Carport: Workshop

Garage Desc: Attached Garage,Detached Garage

No Of Garage Cap: 4

Heat System: Central Gas,Zoned

Cool System: Central Electric,Zoned

Pool Private: 1, Gunite

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 2

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Generator,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Spray-Foam,Radiant Attic Barrier

Kitchen Desc: Breakfast Bar,Butler Pantry,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pot Filler,Pots/Pans Drawers,Second Sink,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Double Oven

Dishwasher: 1

Water Sewer: Aerobic,Septic Tank

Countertops: Granite

Microwave: 1

Siding: Stone,Wood

Water Amenity: Lakefront, Lakefront

Fees & Taxes

Tax Rate: 1.7468

Tax Amount: 32331

Tax Year: 2022

Maint Fee Includes: Limited Access Gates

Other Mandatory Fee: Transfer Fee

Fee Other: 1

Fee Other Amount: 200

Basics

Baths Full: 4

Baths Half: 2

Year Built Src: Appraisal District

Completion Date: 2023-12-31

Location Details

Area: 39

County Or Parish: Montgomery

School District: 11 - Conroe

Directions: From I-45, go WEST on FM 1488 and turn NORTH on Honea Egypt which turns into Sendera Ranch, which turns into Fishcreek Thoroughfare. Pass Woodforest then go RIGHT onto Ridge Lake Drive. Take first RIGHT onto Nautica. Turn at first LEFT onto Ridgelake Shores. Go through the gate at Edgewater. Home is on the LEFT, #268.

School Elementary: STEWART ELEMENTARY SCHOOL (CONROE)

School Middle: PEET JUNIOR HIGH SCHOOL

School High: CONROE HIGH SCHOOL

Subdivision: Ridgelake Shores 03

Geo Market Area: Conroe Southwest

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: Sellers Disclosure

Disposal: 1

Exclusions: none

Exemptions: none

Finance Available: Cash Sale,Conventional

Range Type: Gas Cooktop

Legal: RIDGELAKE SHORES 03, BLOCK 1, LOT 49

Legal Subdivision: RIDGELAKE SHORES

Access: Automatic Gate

DOM: 84

Courtesy of

List Office Name: Compass RE Texas, LLC