

$284,900.00

78 DAWNS EDGE, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Move in Ready. Great 3 bdrm, 2 bath home with open family, dining, kitchen area. It has a screened-in porch with a view of green space through privacy screens & no back neighbors. Has a gas log fireplace, and carpet replaced approx year ago. Beautiful primary bedroom opens to the screened porch primary bath has […]

Rooms & Units Description

Property title: 78 Dawns Edge Conroe Texas 77356

Room Count: 5

Room Description: Family Room,Living/Dining Combo,Utility Room in House

Bed Room Description: All Bedrooms Down

Master Bath Desc: Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo

Photo Count: 24

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 284900.00

Key Map: 155E

Property Details

Parcel Number: 2150-09-07200

Lot Desciption: In Golf Course Community

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 181.46

Acres: 0.0996

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 1

Floors: Carpet,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Yard,Controlled Subdivision Access,Porch,Screened Porch,Sprinkler System,Subdivision Tennis Court

Interior: Alarm System - Owned,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer

Roof: Composition

Foundation: Slab

Garage Carport: Auto Garage Door Opener

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 1

Energy: Ceiling Fans

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

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Microwave: 1

Golf Course: April Sound Country Club

Siding: Brick,Cement Board

Fees & Taxes

Tax Rate: 2.2625

Tax Amount: 4238

Tax Year: 2021

Maint Fee Includes: Clubhouse,Courtesy Patrol,Limited Access Gates,Recreational Facilities

Other Mandatory Fee: April Sound Country Club

Fee Other: 1

Fee Other Amount: 86.00

Basics

Baths Full: 2

Year Built Src: Appraisal District

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: I-45 exiting SH 105 in Conroe, Turn west, turn north on April Sound Blvd, Turn East on April Wind Dr, Turn Right on Dawns Edge Dr. house on right

School Elementary: STEWART CREEK ELEMENTARY SCHOOL

School Middle: OAK HILL JUNIOR HIGH SCHOOL

School High: LAKE CREEK HIGH SCHOOL

Subdivision: April Sound 09

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77356

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Gas Dryer Connections,Washer Connections

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA

Legal: APRIL SOUND 09, BLOCK 2, LOT 72

DOM: 22

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

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

Range Type: Gas Range

Legal Subdivision: April Sound

Courtesy of

List Office Name: Galveston Island Real Estate