

$4,495,000.00

786 RIVER RD, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Villa Graves 8154 sqft Mediterranean style home on 2.34 acres of waterfront property on Lake Conroe. This luscious sprawling estate has a private gate entrance, 3 tiered water fountain, circular drive, award winning vanishing edge pool & spa. There are 4-6 Bdrms,2 master suites, 5 full baths, 2 half baths, exercise & media rooms, library, [...]

Rooms & Units Description

Property title: 786 River Montgomery Texas 77356

Room Count: 25

Room Description: Family Room,Guest Suite w/Kitchen,Kitchen/Dining Combo,Library,Living Area - 1st Floor,Living/Dining Combo,Media,Sun Room,Utility Room in House

Beds Max: 6

Bed Room Description: Primary Bed - 1st Floor,Walk-In Closet

Master Bath Desc: Disabled Access,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Jetted Tub,Secondary Bath(s): Shower Only,Secondary Bath(s): Soaking Tub,Secondary Bath(s): Tub/Shower Combo,Two Primary Baths

Photo Count: 50

Property Details

Parcel Number: 8342-01-00200

Lot Desciption: Waterfront

Style: Mediterranean

List Type: Exclusive Right to Sell/Lease

Builder Name: Karen Daugherty Home

Price Sq Ft List: 551.26

Acres: 2.349

Acres Desciption: 2 Up to 5 Acres

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Marble Floors,Slate,Stone,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Yard,Balcony,Covered Patio/Deck,Exterior Gas Connection,Mosquito Control System,Outdoor Kitchen,Partially Fenced,Patio/Deck,Porch,Private Driveway,Satellite Dish,Side Yard,Spa/Hot Tub,Sprinkler System,Subdivision Tennis Court,Wheelchair Access

Interior: 2 Staircases,Alarm System - Owned,Balcony,Central Vacuum,Crown Molding,Disabled Access,Drapes/Curtains/Window Cover,Elevator,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Refrigerator Included,Spa/Hot Tub,Split Level,Wet Bar,Wired for Sound

Roof: Tile

Foundation: Slab

Garage Carport: Auto Driveway Gate,Auto Garage Door Opener,Boat Parking,Circle Driveway,Double-Wide Driveway,Driveway Gate

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Electric

Cool System: Central Electric

Pool Area: 1

Pool Private: 1, Gunite,In Ground

Fireplace Description: Gas Connections,Gaslog Fireplace

Fireplaces Number: 2

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,North/South Exposure,Tankless/On-Demand H2O Heater

Kitchen Desc: Breakfast Bar,Butler Pantry,Instant Hot Water,Island w/o Cooktop,Kitchen open to Family Room,Pots/Pans Drawers,Second Sink,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Double Oven,Electric Oven

Dishwasher: 1

Water Sewer: Aerobic,Septic Tank,Well

Compactor: 1

Countertops: ButcherBlock/Granite

Microwave: 1

Golf Course: Walden on Lake Conroe

Siding: Stucco

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

Fees & Taxes

Tax Rate: 1.8242

Tax Amount: 25042

Tax Year: 2021

Basics

Baths Full: 5

Baths Half: 2

Year Built Src: Appraisal District

Price Change Timestamp: 2023-05-31T10:29:19.860

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: From Conroe, TX Take hwy 105 west towards Montgomery. Turn right on Walden Rd at WalMart. Take Walden Rd into Walden pass fountain, golf course, church and tennis courts. Turn left on River Road. 786 River Road on left almost at the end of River Road

School Elementary: MADELEY RANCH ELEMENTARY SCHOOL

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

School High: MONTGOMERY HIGH SCHOOL

Subdivision: River Road Estates

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77356

City: Montgomery

Miscellaneous

Annual Maint Desc: No

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Sellers Disclosure

Disposal: 1

Exemptions: Homestead,,,,Senior,

Finance Available: Cash Sale,Conventional,Investor

Range Type: Gas Range

Legal: RIVER ROAD ESTATES, LOT 2, ACRES 2.349

Legal Subdivision: RIVER ROAD ESTATES

Access: Automatic Gate,Driveway Gate

DOM: 352

Courtesy of

List Office Name: Fairwater Westmont Real Estate