

$523,500.00

88 APRIL WIND DR S, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Classic Elegance is the only way to describe this stunning 4 BED | 3.5 BATH French Country home. As you walk in, you are greeted with Versailles set tile floors, ornate wood paneling, and an attention to detail that can be felt throughout the home. This home is fully updated with every finish and feature [...]

Rooms & Units Description

Property title: 88 April Wind Conroe Texas 77356

Room Count: 4

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

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

Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Shower Only,Secondary Bath(s): Double Sinks,Secondary Bath(s): Tub/Shower Combo

Photo Count: 39

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 565000.00

Key Map: 154D

Vac Rental: Allowed

Property Details

Parcel Number: 2150-00-04600

Lot Desciption: In Golf Course Community,On Golf Course,Subdivision Lot

Style: French,Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 181.46

Acres: 0.2116

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Ownership: Full Ownership

Restrictions: Deed Restrictions,Restricted, Deed Restrictions,Restricted

Property Features

Roof: Composition

Foundation: Slab

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Electric

Cool System: Central Electric

Pool Area: 1

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Pantry,Second Sink,Soft Closing Cabinets

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Microwave: 1

Golf Course: April Sound Country Club

Siding: Brick,Stucco,Wood

Fees & Taxes

Tax Rate: 2.1665

Tax Amount: 5817

Tax Year: 2022

Maint Fee Includes: Clubhouse,Courtesy Patrol,Grounds,Limited Access Gates,On Site Guard,Other,Recreational Facilities

Other Mandatory Fee: April Sound Country Club

Fee Other: 1

Fee Other Amount: 80

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-29T09:41:44.250

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: From 105W turn right onto April Sound Blvd. Turn left on April Wind Dr. S. Home is on the 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: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions,Restricted

Disclosures: Mud,Sellers Disclosure

Disposal: 1

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

Finance Available: Cash Sale,Conventional,Owner Financing,VA

Legal: APRIL SOUND 01, BLOCK 2, LOT 27

DOM: 107

Courtesy of

List Office Name: Southern Star Realty