

$699,000.00

8861 CATAMARAN WAY, MONTGOMERY, TX 77316, USA

https://bunkerhillhomes.com

Exquisite 1.5 story custom home in Ridgelake Shores on 1.1 acre lot...NO BACK NEIGHBORS & an easement to the East. Incredible curb appeal w/covered front porch w/swing, inviting entryway showcasing updated light fixtures throughout, & much more. Additional features are a study that can serve as a flex room for library, bedroom, or game room [...]

Rooms & Units Description

Property title: 8861 Catamaran Montgomery Texas 77316

Room Count: 8

Room Description: Family Room,Gameroom Up,Home Office/Study,Kitchen/Dining Combo,Living Area - 1st Floor,Loft,Utility Room in House,Wine Room

Beds Max: 4

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

Master Bath Desc: Half Bath,Primary Bath: Separate Shower,Primary Bath: Soaking Tub

Photo Count: 48

HOA Mandatory: 1

Additional School: STEWART ELEMENTARY SCHOOL (CONROE)

Original List Price: 699000.00

Key Map: 185D

Property Details

Parcel Number: 8271-04-11400

Lot Desciption: Greenbelt,Wooded

Style: Contemporary/Modern,Ranch

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 254.55

Acres: 1.018

Acres Desciption: 1 Up to 2 Acres

Dwelling Type: Free Standing

Stories: 1.5

Floors: Tile,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Green Space,Back Yard,Side Yard

Interior: Alarm System - Leased,Drapes/Curtains/Window Cover,Dry Bar,Fire/Smoke Alarm,High Ceiling,Prewired for Alarm System,Refrigerator Included,Washer Included

Roof: Composition

Foundation: Slab

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: Attic Fan,Energy Star Appliances,Insulation - Other

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

Oven Type: Gas Oven

Dishwasher: 1

Water Sewer: Septic Tank

Countertops: Granite

Microwave: 1

Siding: Brick

Fees & Taxes

Tax Rate: 1.7468

Tax Amount: 8039

Tax Year: 2022

Maint Fee Includes: Other

Other Mandatory Fee: Transfer Fee

Fee Other: 1

Fee Other Amount: 250.00

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Appraisal District

Location Details

Area: 39

County Or Parish: Montgomery

School District: 11 - Conroe

Directions: Take 2854 Exit. Turn onto 2854 and turn right onto Fish Creek Thoroughfare. Take a left at the light to Ridge Lake Dr. Turn left onto Stone Oak Dr. Then right on Argosy. Left on Royal Navigator Rd., then left at Catamaran. Home will be in the right.

School Elementary: STEWART ELEMENTARY SCHOOL (CONROE)

School Middle: PEET JUNIOR HIGH SCHOOL

School High: CONROE HIGH SCHOOL

Subdivision: Ridgelake Shores 04

Geo Market Area: Conroe Southwest

State: Texas

Zip: 77316

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Gas Dryer Connections

Disclosures: Sellers Disclosure

Disposal: 1

Exclusions: Light fixture in bedroom 1

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

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Cooktop

Legal: S827104 - RIDGELAKE SHORES 04, BLOCK 2, LOT 1

Legal Subdivision: RIDGELAKE SHORES

DOM: 7

Courtesy of

List Office Name: Compass RE Texas, LLC