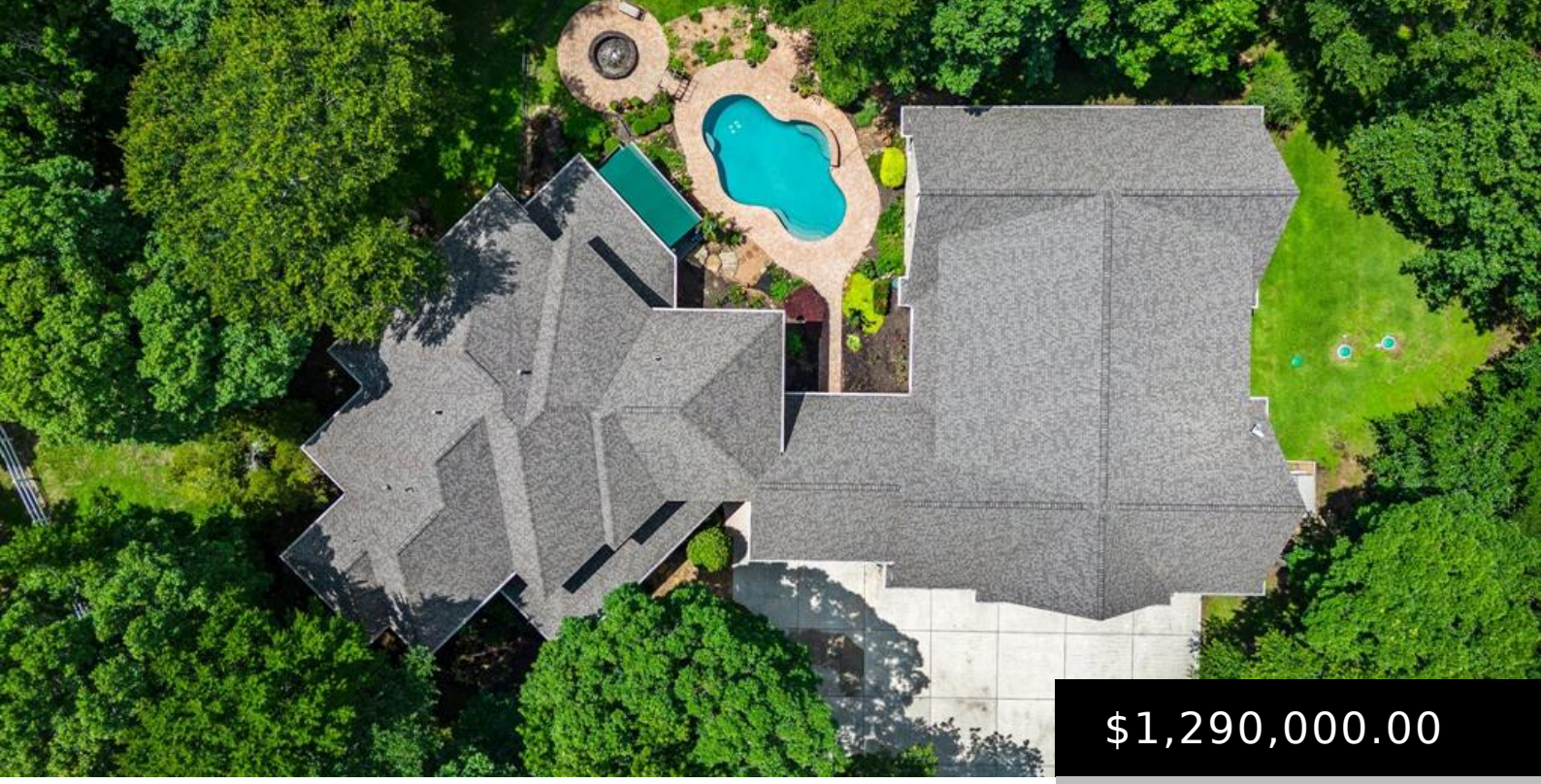


$1,290,000.00

## 9029 ROLLING OAK CT, MONTGOMERY, TX 77316, USA

https://bunkerhillhomes.com

Welcome to this stunning home that sits on 3.67 acres of wooded land in a peaceful cul-de-sac, offering plenty of privacy and tranquility. With a pool, 4 car garage with a LARGE workshop, elevator and two home offices, this property is perfect for families or those who work from home. As you approach the home, [...]

## Rooms & Units Description

**Property title:** 9029 Rolling Oak Montgomery Texas 77316

**Room Count:** 11

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

**Beds Max:** 4

**Bed Room Description:** 1 Bedroom Down - Not Primary BR,En-Suite Bath,Primary Bed - 2nd Floor,Sitting Area,Split Plan,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

**Photo Count:** 49

**HOA Mandatory:** 1

**Additional School:** STEWART ELEMENTARY SCHOOL (CONROE)

**Original List Price:** 1290000.00

**Key Map:** 185C

## Property Details

**Parcel Number:** 7281-08-02700

**Lot Desciption:** Cul-De-Sac,Subdivision Lot

**Style:** Traditional

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 248.84

**Acres:** 3.671

**Acres Desciption:** 2 Up to 5 Acres

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Stone,Wood

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Exterior:** Back Yard,Covered Patio/Deck,Outdoor Kitchen,Partially Fenced,Patio/Deck,Porch,Side Yard,Sprinkler System,Workshop

**Interior:** Alarm System - Owned,Central Vacuum,Drapes/Curtains/Window Cover,Elevator,Fire/Smoke Alarm,High Ceiling,Refrigerator Included

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Auto Garage Door Opener,Circle Driveway,Porte-Cochere,Workshop

**Garage Desc:** Attached/Detached Garage

**No Of Garage Cap:** 4

**Carport Description:** Attached Carport

**Carport Spaces Count:** 2

**Heat System:** Central Gas,Zoned

**Cool System:** Central Electric,Zoned

**Pool Private:** 1, Heated,In Ground

**Fireplace Description:** Gaslog Fireplace

**Fireplaces Number:** 1

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Generator,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Blown Fiberglass,North/South Exposure

**Kitchen Desc:** Breakfast Bar,Island w/o Cooktop,Pantry

**Oven Type:** Convection Oven,Double Oven,Electric Oven

**Dishwasher:** 1

**Water Sewer:** Aerobic

**Compactor:** 1

**Countertops:** Granite/Marble

**Microwave:** 1

**Siding:** Brick,Cement Board

## Fees & Taxes

**Tax Rate:** 1.7468

**Tax Amount:** 17975

**Tax Year:** 2022

**Other Mandatory Fee:** Transfer Fee

**Fee Other:** 1

**Fee Other Amount:** TBD

## Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Appraisal District

## Location Details

**Area:** 39

**County Or Parish:** Montgomery

**School District:** 11 - Conroe

**Directions:** From I-45 exit and go East on FM 2854. Go South on Fish Creek Thoroughfare. Turn Left on Rolling Oak Dr. Turn Right on Rolling Oak Ct.

**School Elementary:** STEWART ELEMENTARY SCHOOL (CONROE)

**School Middle:** PEET JUNIOR HIGH SCHOOL

**School High:** CONROE HIGH SCHOOL

**Subdivision:** Montgomery Trace 08

**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:** Exclusions,Other Disclosures,Sellers Disclosure

**Disposal:** 1

**Exclusions:** See Exclusions List

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

**Finance Available:** Cash Sale,Conventional

**Range Type:** Gas Range

**Legal:** S728108 - MONTGOMERY TRACE 08, BLOCK 2, LOT 14, 15

**Legal Subdivision:** MONTGOMERY TRACE

**DOM:** 48

## Courtesy of

**List Office Name:** Myers & Lindsey Real Estate