

$370,000.00

## 88 E PARK DR, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Absolutely Gorgeous Family Home in sought after lake and golf community of April Sound. Feel secure with a manned gate, explore Golf, Dining, Parties on the patio, Christmas lights, hayrides, wine society, swimming pools and tennis courts to name a few of the awesome things to do in this friendly and fun community and don’t […]

## Rooms & Units Description

**Property title:** 91 Park Conroe Texas 77356

**Room Count:** 7

**Beds Max:** 5

**Bed Room Description:** All Bedrooms Up

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower

**Photo Count:** 50

**Subdivision Lake Access YN:** 1

**HOA Mandatory:** 1

**Original List Price:** 400000.00

**Key Map:** 155A

## Property Details

**Parcel Number:** 2150-04-24200

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

**Style:** Traditional

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

**Price Sq Ft List:** 135.78

**Acres:** 0.2259

**Acres Desciption:** 1/4 Up to 1/2 Acre

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Engineered Wood,Tile

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

## Property Features

**Exterior:** Back Yard Fenced,Controlled Subdivision Access

**Interior:** Refrigerator Included

**Roof:** Composition

**Foundation:** Slab

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Gas

**Cool System:** Central Electric,Central Gas

**Pool Area:** 1

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Island w/ Cooktop,Walk-in Pantry

**Oven Type:** Gas Oven

**Dishwasher:** 1

**Water Sewer:** Water District

**Countertops:** Granite

**Microwave:** 1

**Golf Course:** April Sound Country Club

**Siding:** Brick

## Fees & Taxes

**Tax Rate:** 2.3805

**Tax Amount:** 8491

**Tax Year:** 2022

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

**Other Mandatory Fee:** All transfer fees and monthly mandatory social fee

**Fee Other:** 1

**Fee Other Amount:** All transfer fees & 91/mo social fee

## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-07-28T19:21:13.033

## Location Details

**Area:** 39

**County Or Parish:** Montgomery

**School District:** 37 - Montgomery

**Directions:** I45 to Hwy 105, go west approximately 10 miles to April Sound. Right into April Sound. 1st right past the guard gate, right on S. Park, right on Park Cir, house on left.

**School Elementary:** STEWART CREEK ELEMENTARY SCHOOL

**School Middle:** OAK HILL JUNIOR HIGH SCHOOL

**School High:** LAKE CREEK HIGH SCHOOL

**Subdivision:** April Sound 04

**Geo Market Area:** Lake Conroe Area

**State:** Texas

**Zip:** 77356

**City:** Conroe

## Miscellaneous

**Annual Maint Desc:** Mandatory

**Connections:** Electric Dryer Connections,Washer Connections

**Disposal:** 1

**Range Type:** Gas Cooktop

**Legal Subdivision:** APRIL SOUND

**DOM:** 43

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

**Finance Available:** Cash Sale,Conventional

**Legal:** S215004 - APRIL SOUND 04, BLOCK 3, LOT 133

**Access:** Manned Gate

## Courtesy of

**List Office Name:** Qwest Realty