



2 PRESIDIO RD, MONTGOMERY, TX 77356, USA

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Welcome to your new dream home in the sought-after lake resort community of Del Lago. This charming two-story brick home is nestled on a picturesque golf course & waterfront lot. With its traditional design, this home offers three bedrooms upstairs, three baths, informal dining, family, game, study, laundry, & a two-car garage. Step into the [...]

Rooms & Units Description



Property title: 1 Presidio Montgomery Texas 77356

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

Bed Room Description: All Bedrooms Up,En-Suite Bath,Primary Bed - 2nd Floor,Sitting Area,Walk-In Closet

Photo Count: 45

HOA Mandatory: 1

Completed Construction Date: 2023-06-12

Room Count: 8

Beds Max: 4

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Vanity Area

Subdivision Lake Access YN: 1

Original List Price: 510000.00

Key Map: 124P

Property Details

Parcel Number: 4013-00-04300

Style: Contemporary/Modern

Builder Name: Lases Studio

Acres: 0.1215

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Vinyl Plank

Lot Description: Corner,In Golf Course Community,On Golf Course,Subdivision Lot,Water View,Wooded

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 200.16

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard
Fenced,Patio/Deck

Roof: Composition

Garage Carport: Double-Wide
Driveway

No Of Garage Cap: 2

Cool System: Central Electric

Fireplaces Number: 1

Interior: Fire/Smoke Alarm,High Ceiling

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Area: 1

Energy: Attic Vents,Ceiling Fans,Digital Program
Thermostat,High-Efficiency HVAC,Insulated
Doors,Insulated/Low-E windows,Insulation -
Batt,Radiant Attic Barrier

Oven Type: Gas Oven

Water Sewer: Public Sewer,Public Water

Golf Course: The Golf Club at Margaritaville Lake
Resort

Water Amenity: Pond, Pond

Kitchen Desc: Breakfast Bar,Island
w/o Cooktop,Kitchen open to Family
Room,Pantry

Dishwasher: 1

Microwave: 1

Siding: Brick,Cement Board

Fees & Taxes

Tax Rate: 1.7481	Tax Amount: 761
Tax Year: 2022	Maint Fee Includes: Grounds
Other Mandatory Fee: Transfer Fee & Resale Certificate	Fee Other: 1
Fee Other Amount: 575	

Basics

Baths Full: 3	Year Built Src: Builder
Price Change Timestamp: 2023-07-21T14:40:21.307	

Location Details



Area: 39

School District: 37 - Montgomery

School Elementary: MADELEY RANCH
ELEMENTARY SCHOOL

School High: MONTGOMERY HIGH SCHOOL

Geo Market Area: Lake Conroe Area

Zip: 77356

County Or Parish: Montgomery

Directions: From 105, N-Walden Rd, R-
Margaritaville Pkwy, R- Presidio, 1st house on left.

School Middle: MONTGOMERY JUNIOR HIGH
SCHOOL

Subdivision: Del Lago

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer
Connections,Washer Connections

Disposal: 1

Range Type: Gas Range

DOM: 39

Realist Block: Deed Restrictions

Disclosures: No Disclosures

Finance Available: Cash
Sale,Conventional,FHA,VA

Legal: S401300 - DEL LAGO 01, BLOCK 4, LOT 1

Courtesy of

List Office Name: Realty ONE Group Iconic

