



\$925,000.00

## 11 VILLAS WAY DR, MONTGOMERY, TX 77356, USA

<https://test.houston-re.com>



Come take a look at this beautiful Lake Conroe waterfront home. Enjoy the open water views from your private backyard oasis, in the small waterfront community of April Villas. Relax in the cocktail pool, enjoy the covered porch, pizza oven, huge dock with jet ski lift, the seller has even been known to land a helicopter [...]

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### Rooms & Units Description



**Property title:** 11 Villas Ways Conroe Texas 77356

**Room Description:** 1 Living Area,Living Area - 1st Floor,Living/Dining Combo,Utility Room in House

**Master Bath Desc:** Disabled Access,Half Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo

**HOA Mandatory:** 1

**Key Map:** 154C

**Room Count:** 11

**Bed Room Description:** All Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

**Photo Count:** 50

**Original List Price:** 925000.00

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## Property Details

**Parcel Number:** 2156-00-01100

**Style:** Ranch

**Price Sq Ft List:** 395.98

**Acres Description:** 0 Up To 1/4 Acre

**Stories:** 1

**Ownership:** Full Ownership

**Lot Description:** Cleared,Subdivision Lot,Water View,Waterfront

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

**Acres:** 0.1466

**Dwelling Type:** Free Standing

**Floors:** Stone,Travertine

**Restrictions:** Deed Restrictions,Restricted, Deed Restrictions,Restricted

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## Property Features



**Exterior:** Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Exterior Gas Connection,Outdoor Kitchen,Patio/Deck,Private Driveway,Sprinkler System,Wheelchair Access

**Roof:** Composition

**Garage Carport:** Auto Garage Door Opener

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplace Description:** Gas Connections,Gaslog Fireplace

**Energy:** Digital Program Thermostat,HVAC>13 SEER,Insulated/Low-E windows

**Oven Type:** Gas Oven

**Water Sewer:** Public Sewer,Public Water,Water District

**Microwave:** 1

**Water Amenity:** Bulkhead,Lake View,Lakefront, Bulkhead,Lake View,Lakefront

**Interior:** Crown Molding,Disabled Access,Drapes/Curtains/Window Cover,High Ceiling,Split Level,Wired for Sound

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Private:** 1, In Ground

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Under Cabinet Lighting

**Dishwasher:** 1

**Countertops:** granite

**Siding:** Brick

Fees & Taxes

**Tax Rate:** 2.3805

**Tax Amount:** 13273

**Tax Year:** 2022

**Maint Fee Includes:** Grounds,Limited Access Gates

**Other Mandatory Fee:** transfer fees

**Fee Other:** 1

**Fee Other Amount:** 300

Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-08-10T07:33:13.180

Location Details



**Area:** 39

**School District:** 37 - Montgomery

**School Elementary:** STEWART CREEK ELEMENTARY SCHOOL

**School High:** MONTGOMERY HIGH SCHOOL

**Geo Market Area:** Lake Conroe Area

**Zip:** 77356

**County Or Parish:** Montgomery

**Directions:** from 105 west neighborhood is on the right past the April plaza marina , home on right

**School Middle:** MONTGOMERY JUNIOR HIGH SCHOOL

**Subdivision:** April Villas

**State:** Texas

**City:** Conroe

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## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

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

**Range Type:** Gas Cooktop

**Access:** Automatic Gate

**Realist Block:** Deed Restrictions,Restricted

**Disclosures:** Mud,Sellers Disclosure

**Exclusions:** wine coolers

**Finance Available:** Conventional

**Legal:** APRIL VILLAS, LOT 11-B, 12-A

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## Courtesy of

**List Office Name:** Summit, Realtors

