



\$330,000.00

## 114 RUSTLING WINDS, MONTGOMERY, TX 77356, USA

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



Lake life is the good life! Welcome to April Sound's beautiful gated, lake-front subdivision on Lake Conroe. You can be as busy, or as relaxed, as you prefer with all April Sound has to offer: A 27-hole golf course, marina, country club pools, restaurant, tennis, pickleball, playgrounds & more! Enjoy the security of a 24-hour [...]

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### Rooms & Units Description

**Property title:** 114 Rustling Wind Conroe Texas 77356

**Photo Count:** 22

**Original List Price:** 330000.00

**Room Count:** 8

**HOA Mandatory:** 1

**Key Map:** 155E



Property Details

**Parcel Number:** 2150-00-13400

**Style:** Ranch

**Price Sq Ft List:** 188.36

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

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

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

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

**Acres:** 0.2391

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile,Wood

Property Features

**Exterior:** Sprinkler System

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Fireplaces Number:** 1

**Dishwasher:** 1

**Siding:** Brick

**Interior:** Refrigerator Included

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Energy:** Ceiling Fans

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

Fees & Taxes

**Tax Rate:** 2.1665

**Tax Year:** 2022

**Fee Other:** 1

**Tax Amount:** 4013

**Other Mandatory Fee:** TRANSFER FEE

**Fee Other Amount:** 350

Basics

**Baths Full:** 2

**Price Change Timestamp:** 2023-09-08T09:31:54.933

**Year Built Src:** Appraisal District



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## Location Details

**Area:** 39

**School District:** 37 - Montgomery

**School Elementary:** STEWART CREEK ELEMENTARY SCHOOL

**School High:** LAKE CREEK HIGH SCHOOL

**Geo Market Area:** Lake Conroe Area

**Zip:** 77356

**County Or Parish:** Montgomery

**Directions:** From I45, take 105 west approx 9 mi. Turn RT onto April Sound Blvd. At the gate, mention 114 Rustling Wind to the guard and they will confirm your entry. Make an immediate right turn onto April Wind Dr South. It will be the 2nd street on your right.

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

**Subdivision:** April Sound 01

**State:** Texas

**City:** Conroe

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Disclosures:** Sellers Disclosure

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Legal:** APRIL SOUND 01, BLOCK 4, LOT 31

**Realist Block:** Deed Restrictions

**Disposal:** 1

**Range Type:** Gas Range

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## Courtesy of

**List Office Name:** Listing Results, LLC

