



\$750,000.00

**11637 PRINCESS ANN CT, MONTGOMERY, TX
77316, USA**

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



BEST DEAL IN CROWN OAKS!Exquisite 4-Bedroom Home Situated on over an acre corner lot in a Gated Community. With 1 Primary Bedroom down,3 up(1 potential 2nd primary).This home offers the added benefits of security,peace of mind,&a sense of exclusivity. One of the highlights of this extraordinary property is the outdoor oasis where you'll discover a [...]

Rooms & Units Description



Property title: 11637 Princess Ann Montgomery
Texas 77316

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

Bed Room Description: 1 Bedroom Up,En-Suite
Bath,Primary Bed - 1st Floor,Primary Bed - 2nd
Floor,Sitting Area,Walk-In Closet

Photo Count: 40

Original List Price: 750000.00

Room Count: 10

Beds Max: 4

Master Bath Desc: 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: 184M

Property Details

Parcel Number: 3571-04-13300

Style: Traditional

Price Sq Ft List: 215.58

Acres Description: 1 Up to 2 Acres

Stories: 2

Restrictions: Deed Restrictions,Horses Allowed, Deed
Restrictions,Horses Allowed

Lot Description: Corner,Wooded

List Type: Exclusive Right to Sell/Lease

Acres: 1.358

Dwelling Type: Free Standing

Floors: Carpet,Laminate,Tile

Property Features



Exterior: Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Private Driveway,Spa/Hot Tub,Storage Shed

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Private: 1, Gunite

Fireplaces Number: 1

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

Dishwasher: 1

Microwave: 1

Interior: Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling

Foundation: Slab

No Of Garage Cap: 3

Cool System: Central Electric

Fireplace Description: Gas Connections,Gaslog Fireplace

Energy: Ceiling Fans

Oven Type: Electric Oven

Water Sewer: Aerobic,Public Sewer

Siding: Brick,Cement Board

Fees & Taxes

Tax Rate: 1.7533

Tax Year: 2022

Tax Amount: 9041

Maint Fee Includes: Grounds,Limited Access Gates,Recreational Facilities

Other Mandatory Fee: transfer fee **Fee Other:** 1

Fee Other Amount: \$350

Basics

Baths Full: 3

Year Built Src: Appraisal District

Baths Half: 1

Location Details



Area: 39

School District: 37 - Montgomery

School Elementary: KEENAN
ELEMENTARY SCHOOL

School High: LAKE CREEK HIGH
SCHOOL

Geo Market Area: Conroe
Southwest

Zip: 77316

County Or Parish: Montgomery

Directions: From I-45 head West on 2854, turn left on
Honea Egypt, turn right on Crown Oaks Dr, turn left on
Kingford Dr, turn left on Queen Elizabeth Ct, turn left on
Princess Ann Ct, Home is on the right at the corner

School Middle: OAK HILL JUNIOR HIGH SCHOOL

Subdivision: Crown Oaks 04

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Gas Dryer Connections,Washer
Connections

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA

Legal: CROWN OAKS 04, BLOCK 1, LOT 133

Realist Block: Deed Restrictions,Horses
Allowed

Disclosures: Sellers Disclosure

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

Range Type: Electric Cooktop

Legal Subdivision: CROWN OAKS

Courtesy of

List Office Name: LPT Realty, LLC

