



**\$439,000.00**

**132 DAWNS EDGE, MONTGOMERY, TX 77356, USA**

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



This lovely, well-maintained custom home is located on the golf course in the sought after April Sound Country Club Community! The family room has beautiful, blocked paneling and the connecting sunroom has views of the golf course. There are 2 AC units that keep the home energy efficient, 2 easy access hot water heaters and [...]

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## **Rooms & Units Description**



**Property title:** 132 Dawns Edge Montgomery  
Texas 77356

**Room Description:** 1 Living Area,Breakfast  
Room,Formal Dining,Home Office/Study,Living Area  
- 1st Floor,Sun Room,Utility Room in House

**Bed Room Description:** All Bedrooms  
Down,Primary Bed - 1st Floor,Sitting Area,Walk-In  
Closet

**Photo Count:** 35

**HOA Mandatory:** 1

**Key Map:** 155A

**Room Count:** 14

**Beds Max:** 3

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

**Subdivision Lake Access YN:** 1

**Original List Price:** 490000.00

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## Property Details

**Parcel Number:** 2150-04-02200

**Style:** Traditional

**Builder Name:** Rao Custom Homes Inc

**Acres:** 0.2265

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile

**Restrictions:** Deed Restrictions, Deed  
Restrictions

**Lot Description:** In Golf Course Community,On  
Golf Course,Subdivision Lot

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

**Price Sq Ft List:** 160.34

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

**Stories:** 1

**Ownership:** Full Ownership

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## Property Features



<b>Exterior:</b> Back Yard,Controlled Subdivision Access,Not Fenced,Sprinkler System,Subdivision Tennis Court	<b>Interior:</b> Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling,Spa/Hot Tub
<b>Roof:</b> Composition	<b>Foundation:</b> Slab on Builders Pier
<b>Garage Carport:</b> Auto Garage Door Opener,Golf Cart Garage	<b>Garage Desc:</b> Attached Garage,Oversized Garage
<b>No Of Garage Cap:</b> 2	<b>Heat System:</b> Central Gas,Zoned
<b>Cool System:</b> Central Electric,Zoned	<b>Pool Area:</b> 1
<b>Fireplace Description:</b> Gas Connections,Gaslog Fireplace,Wood Burning Fireplace	<b>Fireplaces Number:</b> 1
<b>Energy:</b> Attic Fan,Attic Vents,Ceiling Fans,Generator,High-Efficiency HVAC,Insulation - Other	<b>Kitchen Desc:</b> Pantry
<b>Oven Type:</b> Electric Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Public Sewer,Public Water	<b>Countertops:</b> Granite/Solid Surf.
<b>Microwave:</b> 1	<b>Golf Course:</b> April Sound Country Club
<b>Siding:</b> Brick,Cement Board,Wood	

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## Fees & Taxes

<b>Tax Rate:</b> 2.3805	<b>Tax Amount:</b> 7822
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Clubhouse,Courtesy Patrol,Limited Access Gates,On Site Guard
<b>Other Mandatory Fee:</b> April Sound Country Club	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 92	

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## Basics

<b>Baths Full:</b> 4	<b>Year Built Src:</b> Appraisal District
<b>Price Change Timestamp:</b> 2023-07-05T13:39:14.410	

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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 I-45 North Exit 105 go West about 11 miles to April Sound Entrance on the right. After guard gate turn right on April Wind South then left on 3rd street Dawns Edge Drive. 132 Dawns Edge Home is on the left.

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

**Subdivision:** April Sound 04

**State:** Texas

**City:** Montgomery

## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

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

**Legal:** APRIL SOUND 04, BLOCK 1, LOT 22

**DOM:** 58

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

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

**Range Type:** Electric Cooktop

**Access:** Manned Gate

## Courtesy of

**List Office Name:** Realty Associates

