



**\$475,000.00**

**145 STONES EDGE DR, MONTGOMERY, TX  
77356, USA**

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



This beautiful home sits on the 8th Fairway of the April Sound Golf Course. The open floor plan encompasses 4 spacious bedrooms (2 down and 2 up) with plenty of room for study, sleep and storage, three full bathrooms (jack and Jill between the bedrooms upstairs), the kitchen flows through to the Breakfast Room and [...]

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## **Rooms & Units Description**



**Property title:** 145 Stones Edge Conroe Texas 77356

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

**Bed Room Description:** 2 Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

**Photo Count:** 41

**HOA Mandatory:** 1

**Key Map:** 155A

**Room Count:** 10

**Beds Max:** 4

**Master Bath Desc:** Primary Bath: Separate Shower

**Subdivision Lake Access YN:** 1

**Original List Price:** 475000.00

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## Property Details

**Parcel Number:** 2150-02-09600

**Style:** Traditional

**Builder Name:** Gold Smith Custom

**Acres:** 0.2438

**Dwelling Type:** Free Standing

**Floors:** Carpet,Tile,Wood

**Restrictions:** Deed Restrictions, Deed Restrictions

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

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

**Price Sq Ft List:** 212.62

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

**Stories:** 2

**Ownership:** Full Ownership

**Utility District:** 1

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## Property Features



<b>Exterior:</b> Back Yard,Controlled Subdivision Access,Patio/Deck,Sprinkler System	<b>Interior:</b> Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling,Refrigerator Included
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Carport:</b> Auto Garage Door Opener,Circle Driveway	<b>Garage Desc:</b> Attached Garage
<b>No Of Garage Cap:</b> 2	<b>Heat System:</b> Central Gas
<b>Cool System:</b> Central Electric	<b>Pool Area:</b> 1
<b>Fireplace Description:</b> Gas Connections,Gaslog Fireplace	<b>Fireplaces Number:</b> 1
<b>Energy:</b> Ceiling Fans,High-Efficiency HVAC	<b>Kitchen Desc:</b> Breakfast Bar,Kitchen open to Family Room,Pantry
<b>Oven Type:</b> Electric Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Water District	<b>Microwave:</b> 1
<b>Golf Course:</b> April Sound Country Club	<b>Siding:</b> Brick

**Fees & Taxes**

<b>Tax Rate:</b> 2.1665	<b>Tax Amount:</b> 6228
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Clubhouse,Courtesy Patrol,Grounds,Limited Access Gates,On Site Guard,Recreational Facilities
<b>Other Mandatory Fee:</b> Transfer	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 900	

**Basics**

<b>Baths Full:</b> 3	<b>Year Built Src:</b> 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:** I-45 Exit 105 W. Go apprx 11 miles to April Sound. After gate - Right at first street April Wind South Left at 2nd street - Stones Edge - home on right

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

**Subdivision:** April Sound

**State:** Texas

**City:** Conroe

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## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

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

**Legal:** APRIL SOUND 02, BLOCK 4, LOT 21

**DOM:** 6

**Realist Block:** Deed Restrictions

**Disclosures:** Other Disclosures,Sellers Disclosure

**Exemptions:** Homestead,Senior

**Range Type:** Gas Cooktop

**Legal Subdivision:** APRIL SOUND

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## Courtesy of

**List Office Name:** eXp Realty, LLC

