



\$995,000.00

**16856 FALCON SOUND DR, MONTGOMERY,
TX 77356, USA**

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



Beautiful quality waterfront w/ over \$125,000 in recent remodeling!!! High-end finishes throughout; Austin Stone Exterior, Copper-coated metal roof, Cedar garage door, soaring 2-story living, oversized window to maximize views – all located on the preferred north end of Lake Conroe, close to the National Forest. 4 Bedrms (2 master's...1 upstairs & 1 down), 3.5 Baths, [...]

Rooms & Units Description



Property title: 16856 Falcon Sound Montgomery Texas 77356

Room Description: 1 Living Area,Breakfast Room,Den,Family Room,Gameroom Up,Living Area - 1st Floor,Utility Room in House

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

Photo Count: 50

HOA Mandatory: 1

Key Map: 94Z

Room Count: 10

Beds Max: 5

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower

Subdivision Lake Access YN: 1

Original List Price: 1050000.00

Vac Rental: Not Allowed

Property Details

Parcel Number: 5047-00-03000

Style: Traditional

Price Sq Ft List: 325.06

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Ownership: Full Ownership

Lot Description: Cul-De-Sac,Subdivision Lot,Water View,Waterfront

List Type: Exclusive Right to Sell/Lease

Acres: 0.131

Dwelling Type: Free Standing

Floors: Carpet,Concrete,Tile,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard,Covered
Patio/Deck,Exterior Gas Connection,Outdoor
Kitchen,Patio/Deck,Porch,Spa/Hot Tub

Roof: Other

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Private: 1, Gunite,Heated,In
Ground,Salt Water

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Kitchen open to
Family Room,Pantry,Under Cabinet
Lighting,Walk-in Pantry

Dishwasher: 1

Countertops: Granite

Siding: Stone,Stucco

Interior: Alarm System - Owned,Crown
Molding,Fire/Smoke Alarm,High Ceiling

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Fireplace Description: Gaslog Fireplace

Energy: Attic Fan,Ceiling Fans,Digital Program
Thermostat,HVAC>13 SEER,Insulated/Low-E
windows,North/South Exposure,Tankless/On-
Demand H2O Heater

Oven Type: Electric Oven

Water Sewer: Public Sewer,Public Water

Microwave: 1

Water Amenity: Boat Lift,Boat
Slip,Bulkhead,Lake View,Lakefront,Wood
Bulkhead, Boat Lift,Boat Slip,Bulkhead,Lake
View,Lakefront,Wood Bulkhead

Fees & Taxes

Tax Rate: 1.7481

Tax Year: 2022

Other Mandatory Fee: Transfer

Fee Other Amount: 175

Tax Amount: 11388

Maint Fee Includes: Other

Fee Other: 1

Basics

Baths Full: 3

Year Built Src: Appraisal District

Baths Half: 1

Price Change Timestamp: 2023-05-09T06:22:30.797



Location Details

Area: 39

School District: 37 - Montgomery

School Elementary: LINCOLN
ELEMENTARY SCHOOL (MONTGOMERY)

School High: MONTGOMERY HIGH
SCHOOL

Geo Market Area: Lake Conroe Area

Zip: 77356

County Or Parish: Montgomery

Directions: I 45 N to FM 1097 West. Right on Teel Road. Right onto Falcon Sound. Left of Falcon Sound Dr. Home will be on the Right.

School Middle: MONTGOMERY JUNIOR HIGH
SCHOOL

Subdivision: Falcon Sound On The Lake

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

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

Disposal: 1

Range Type: Gas Cooktop

Legal Subdivision: FALCON SOUND ON THE
LAKE

Realist Block: Deed Restrictions

Disclosures: Sellers Disclosure

Finance Available: Cash
Sale, Conventional, VA

Legal: FALCON SOUND ON THE LAKE, BLOCK
1, LOT 30

DOM: 149

Courtesy of

List Office Name: BHGRE Gary Greene

