



\$323,000.00

174 APRIL COVE, MONTGOMERY, TX 77356, USA

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



You will love this amazing home with its full wall of south-facing windows bringing in a steady dose of natural light and gorgeous golf course views throughout your day. The home has been completely updated so you can enjoy your favorite coffees in a gourmet built-in coffee maker or relax in your oversized soaking tub [...]

Rooms & Units Description



Property title: 176 April Conroe Texas 77356

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

Bed Room Description: Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

Open House Public Upcoming: Public: Sat Aug 26, 12:00PM-3:00PM

Photo Count: 33

HOA Mandatory: 1

Key Map: 154D

Room Count: 8

Beds Max: 3

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

Open House Public Count: 1

Subdivision Lake Access YN: 1

Original List Price: 349000.00

Vac Rental: Allowed

Property Details

Parcel Number: 2150-08-28700

Style: Traditional

Price Sq Ft List: 129.93

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Ownership: Full Ownership

Utility District: 1

Lot Description: On Golf Course,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Acres: 0.0915

Dwelling Type: Free Standing

Floors: Carpet,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard Fenced,Covered
Patio/Deck,Patio/Deck,Porch

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Electric

Pool Area: 1

Fireplaces Number: 1

Oven Type: Electric Oven

Water Sewer: Water District

Microwave: 1

Siding: Brick,Wood

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

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Fireplace Description: Wood Burning Fireplace

Energy: Ceiling Fans

Dishwasher: 1

Countertops: Granite

Golf Course: April Sound Country Club

Fees & Taxes

Tax Rate: 2.3805

Tax Year: 2022

Other Mandatory Fee: CC-\$92/Mo. Transfer
fees - \$890

Fee Other Amount: CC & Transfer Fees

Tax Amount: 6526

Maint Fee Includes: Courtesy
Patrol,Grounds,On Site Guard

Fee Other: 1

Basics

Baths Full: 2

Year Built Src: Appraisal District

Baths Half: 1

Price Change Timestamp: 2023-08-25T09:26:51.907

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 North to 105 West to April Sound Blvd turn left just before club house on to April Waters North follow to April Cove and turn left house is on the left, on the Golf Course.

School Middle: OAK HILL JUNIOR HIGH SCHOOL

Subdivision: April Sound

State: Texas

City: Conroe

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Range Type: Electric Cooktop

Access: Manned Gate

Realist Block: Deed Restrictions

Disclosures: Sellers Disclosure

Finance Available: Cash Sale,Conventional,Investor

Legal: APRIL SOUND 08, BLOCK 29, LOT 1

DOM: 7

Courtesy of

List Office Name: Texas Premier Realty

