



204 APRIL WATERS DR N, MONTGOMERY, TX 77356, USA

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Welcome to this remarkable fully custom-remodeled home by Ewing Creations nestled in the private gated community of April Sound. This property offers a unique blend of luxury and comfort with breathtaking lake views. This magnificent estate spans 2,747sq/ft, exuding modern elegance in every corner. The property features 3 spacious bedrooms, designed to offer you the [...]

Rooms & Units Description



Property title: 204 April Waters Montgomery Texas 77356

Room Description: Breakfast Room,Den,Family Room,Formal Dining,Home Office/Study,Living Area - 1st Floor,Living Area - 2nd Floor

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Separate Shower,Secondary Bath(s): Shower Only,Vanity Area

Subdivision Lake Access YN: 1

Original List Price: 965000.00

Room Count: 6

Bed Room Description: 2 Bedrooms Down,Primary Bed - 2nd Floor,Walk-In Closet

Photo Count: 38

HOA Mandatory: 1

Key Map: 124Z

Property Details

Parcel Number: 2150-08-21000

Style: Traditional

Price Sq Ft List: 351.29

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: In Golf Course Community,Water View,Waterfront

List Type: Exclusive Right to Sell/Lease

Acres: 0.0938

Dwelling Type: Free Standing

Floors: Tile,Vinyl Plank

Property Features



Exterior: Artificial Turf,Back Yard,Balcony,Controlled Subdivision Access,Covered Patio/Deck,Patio/Deck,Porch,Subdivision Tennis Court

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Gas

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room

Dishwasher: 1

Microwave: 1

Siding: Brick

Interior: Balcony,Refrigerator Included

Foundation: Pier & Beam

No Of Garage Cap: 2

Cool System: Central Electric

Oven Type: Double Oven

Water Sewer: Water District

Golf Course: April Sound Country Club

Water Amenity: Bulkhead,Lake View,Lakefront,Wood Bulkhead, Bulkhead,Lake View,Lakefront,Wood Bulkhead

Fees & Taxes

Tax Rate: 2.3805

Tax Year: 2022

Other Mandatory Fee: Monthly \$92.50 and approx. \$900 transfer fees

Fee Other Amount: \$92.50 + \$900

Tax Amount: 15072

Maint Fee Includes: Clubhouse,On Site Guard,Recreational Facilities

Fee Other: 1

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Appraisal District

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 N, take exit 87A toward Conroe, SH-105. In 1.3 miles, turn left onto SH-105 W. In 9.1 miles, turn right onto April Sound Blvd. In .6 miles, turn left onto April Waters Drive N. In .8 miles, destination is on your right.

School Middle: OAK HILL JUNIOR HIGH SCHOOL

Subdivision: April Sound

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Range Type: Gas Range

Legal Subdivision: APRIL SOUND

DOM: 6

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Finance Available: Cash Sale,Conventional

Legal: APRIL SOUND 08, BLOCK 7, LOT 1

Access: Manned Gate

Courtesy of

List Office Name: JLA Realty

