



\$950,000.00

**209 BLUE HERON DR, MONTGOMERY, TX
77316, USA**

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



This pristine, move-in ready home offers a stunning water view of the picturesque Lake Conroe & boasts a gorgeous backyard patio, complete w/ a gazebo & outdoor kitchen, as well as a covered boat slip capable of accommodating up to a 28-ft boat! The house has a great open-concept layout, & its gated courtyard entry [...]

Rooms & Units Description



Property title: 209 Blue Heron Montgomery Texas 77316

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

Bed Room Description: 2 Bedrooms Down,All Bedrooms Down,Primary Bed - 1st Floor,Split Plan

Room Count: 9

Beds Max: 3

Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower

HOA Mandatory: 1

Key Map: 154B

Photo Count: 44

Original List Price: 950000.00

Vac Rental: Not Allowed

Property Details

Parcel Number: 2635-00-00300

Style: Mediterranean,Traditional

Price Sq Ft List: 306.65

Acres Description: 0 Up To 1/4 Acre

Stories: 1

Ownership: Full Ownership

Utility District: 1

Lot Description: Subdivision Lot,Waterfront

List Type: Exclusive Right to Sell/Lease

Acres: 0.2721

Dwelling Type: Free Standing

Floors: Tile,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Controlled Subdivision
Access,Patio/Deck,Sprinkler System

Roof: Composition

Garage Carport: Auto Garage Door
Opener,Workshop

No Of Garage Cap: 2

Cool System: Central Electric

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Butler
Pantry,Island w/ Cooktop,Kitchen open to
Family Room,Pantry,Walk-in Pantry

Dishwasher: 1

Microwave: 1

Water Amenity: Boat Lift,Boat
Slip,Bulkhead,Lakefront, Boat Lift,Boat
Slip,Bulkhead,Lakefront

Interior: Alarm System -
Leased,Drapes/Curtains/Window Cover,Formal
Entry/Foyer,High Ceiling

Foundation: Slab

Garage Desc: Attached Garage,Oversized
Garage,Tandem

Heat System: Central Gas

Fireplace Description: Gaslog Fireplace

Energy: Attic Vents,Ceiling Fans,Digital Program
Thermostat,Energy Star Appliances,High-
Efficiency HVAC,Insulated Doors

Oven Type: Gas Oven

Water Sewer: Public Sewer,Public Water,Water
District

Siding: Stucco

Fees & Taxes

Tax Rate: 2.2081

Tax Amount: 12705

Tax Year: 2022

Other Mandatory Fee: San Jacinto River Authority

Fee Other: 1

Fee Other Amount: 60

Basics

Baths Full: 3

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: 77316

County Or Parish: Montgomery

Directions: From Montgomery/West off Hwy 105, turn Right at Blue Heron/River Rd light. From Conroe/East turn Left onto Blue Heron Drive at light, go to gate. Home is 3rd on Left.

School Middle: OAK HILL JUNIOR HIGH SCHOOL

Subdivision: Blue Heron Bay 01

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: BLUE HERON BAY

DOM: 2

Realist Block: Deed Restrictions

Disclosures: Mud, Sellers Disclosure

Exemptions: Homestead,,,,,,,,,,

Legal: BLUE HERON BAY 01, BLOCK 1, LOT 3

Access: Driveway Gate

Courtesy of

List Office Name: Keller Williams Metropolitan

