



## 27 LAGUNA RD, MONTGOMERY, TX 77356, USA

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

Single story 4 bedroom on the (The Club at Margaritaville) golf course in Del Lago within walking distance to Margaritaville Resort! Recent upgrades of more than \$50,000 include 2 remodeled bathrooms, new commodes, new Generac whole-house generator & a new electric panel for the generator, new water heater, new garbage disposal, new sprinkler system for [...]

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### Rooms & Units Description



|                                                                                                             |                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property title:</b> 27 Laguna Montgomery<br>Texas 77356                                                  | <b>Room Count:</b> 10                                                                                                                              |
| <b>Room Description:</b> Breakfast Room,Family<br>Room,Formal Dining,Formal Living,Utility<br>Room in House | <b>Beds Max:</b> 4                                                                                                                                 |
| <b>Bed Room Description:</b> Split Plan,Walk-In<br>Closet                                                   | <b>Master Bath Desc:</b> Primary Bath: Double<br>Sinks,Primary Bath: Jetted Tub,Primary Bath:<br>Separate Shower,Secondary Bath(s): Shower<br>Only |
| <b>Photo Count:</b> 45                                                                                      | <b>Subdivision Lake Access YN:</b> 1                                                                                                               |
| <b>HOA Mandatory:</b> 1                                                                                     | <b>Original List Price:</b> 389000.00                                                                                                              |
| <b>Key Map:</b> 124P                                                                                        | <b>Vac Rental:</b> Not Allowed                                                                                                                     |

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## Property Details

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|--------------------------------------------|------------------------------------------------------------------------------------|
| <b>Parcel Number:</b> 4013-00-02700        | <b>Lot Description:</b> In Golf Course Community,On Golf<br>Course,Subdivision Lot |
| <b>Style:</b> Traditional                  | <b>List Type:</b> Exclusive Right to Sell/Lease                                    |
| <b>Price Sq Ft List:</b> 177.20            | <b>Acres:</b> 0.1619                                                               |
| <b>Acres Description:</b> 0 Up To 1/4 Acre | <b>Dwelling Type:</b> Free Standing                                                |
| <b>Stories:</b> 1                          | <b>Floors:</b> Laminate,Tile                                                       |
| <b>Ownership:</b> Full Ownership           | <b>Restrictions:</b> Deed Restrictions, Deed Restrictions                          |

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## Property Features



**Exterior:** Back Green Space,Back Yard,Back Yard Fenced,Covered Patio/Deck,Fully Fenced,Sprinkler System

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplaces Number:** 1

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

**Dishwasher:** 1

**Microwave:** 1

**Siding:** Brick,Wood

**Interior:** Alarm System - Leased,High Ceiling

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplace Description:** Mock Fireplace

**Energy:** Attic Fan,Ceiling Fans

**Oven Type:** Single Oven

**Water Sewer:** Public Sewer,Public Water

**Golf Course:** The Golf Club at Margaritaville Lake Resort

Fees & Taxes

**Tax Rate:** 1.7481

**Tax Amount:** 4426

**Tax Year:** 2022

**Other Mandatory Fee:** Transfer Fee & Resale Certificate

**Fee Other:** 1

**Fee Other Amount:** 575

Basics

**Baths Full:** 2

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-07-17T10:18:56.710

Location Details



**Area:** 39

**School District:** 37 - Montgomery

**School Elementary:** MADELEY RANCH ELEMENTARY SCHOOL

**School High:** MONTGOMERY HIGH SCHOOL

**Geo Market Area:** Lake Conroe Area

**Zip:** 77356

**County Or Parish:** Montgomery

**Directions:** From Conroe: 12 miles West on Hwy 105. Turn right on Walden Road, go 2.4 miles to Margaritaville Parkway and turn right, go to Laguna Road and turn right, house is on Right.

**School Middle:** MONTGOMERY JUNIOR HIGH SCHOOL

**Subdivision:** Del Lago

**State:** Texas

**City:** Montgomery

## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

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

**Legal:** S401300 - DEL LAGO 01, BLOCK 3, LOT 27

**DOM:** 160

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

**Exemptions:** Homestead, Senior

**Range Type:** Gas Cooktop

**Legal Subdivision:** DEL LAGO

## Courtesy of

**List Office Name:** Keller Williams Advtge Realty

