



\$1,200,000.00

**575 NICHOLSON RD, MONTGOMERY, TX  
77316, USA**

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



Stunning Montgomery property offers a very private home on 20 +/- acres. One must visit to understand how unique the property is with a charming log cabin nestled in the woods. The land is made up of pastures, a canyon type of topography, a small lake (that can be made larger) and a pecan orchard. [...]

## Rooms & Units Description

**Property title:** 627 Nicholson Montgomery Texas 77316

**Room Description:** 1 Living Area,Breakfast Room,Family Room,Kitchen/Dining Combo,Loft,Utility Room in House

**Master Bath Desc:** Half Bath,Primary Bath: Tub/Shower Combo,Secondary Bath(s): Tub/Shower Combo

**Original List Price:** 1200000.00

**Room Count:** 7

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

**Photo Count:** 23

**Key Map:** 153P



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## Property Details

<b>Parcel Number:</b> 0033-00-05310	<b>Lot Description:</b> Cleared,Greenbelt,Waterfront,Wooded
<b>Style:</b> Other Style	<b>List Type:</b> Exclusive Right to Sell/Lease
<b>Price Sq Ft List:</b> 923.08	<b>Acres:</b> 20
<b>Acres Description:</b> 15 Up to 20 Acres	<b>Dwelling Type:</b> Free Standing
<b>Stories:</b> 2	<b>Floors:</b> Carpet,Concrete,Wood
<b>Ownership:</b> Full Ownership	<b>Restrictions:</b> Horses Allowed,No Restrictions, Horses Allowed,No Restrictions

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## Property Features

<b>Exterior:</b> Back Green Space,Back Yard,Back Yard Fenced,Covered Patio/Deck,Cross Fenced,Fully Fenced,Patio/Deck,Porch,Sprinkler System	<b>Interior:</b> Drapes/Curtains/Window Cover,Dryer Included,High Ceiling,Refrigerator Included,Washer Included
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Heat System:</b> Central Electric	<b>Cool System:</b> Central Electric
<b>Fireplace Description:</b> Wood Burning Fireplace	<b>Fireplaces Number:</b> 2
<b>Kitchen Desc:</b> Island w/ Cooktop,Kitchen open to Family Room	<b>Oven Type:</b> Electric Oven
<b>Dishwasher:</b> 1	<b>Water Sewer:</b> Septic Tank,Well
<b>Microwave:</b> 1	<b>Siding:</b> Wood
<b>Water Amenity:</b> Pond, Pond	

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## Fees & Taxes

<b>Tax Rate:</b> 1.7481	<b>Tax Amount:</b> 2007
<b>Tax Year:</b> 2022	



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## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Seller

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## Location Details

**Area:** 39

**County Or Parish:** Montgomery

**School District:** 37 - Montgomery

**Directions:** <https://goo.gl/maps/PewV91C14HjovyKy5>

**School Elementary:** MONTGOMERY  
ELEMENTARY SCHOOL (MONTGOMERY)

**School Middle:** MONTGOMERY JUNIOR HIGH SCHOOL

**School High:** MONTGOMERY HIGH  
SCHOOL

**Subdivision:** Raleigh Rogers Surv Abs #33

**Geo Market Area:** Conroe Southwest

**State:** Texas

**Zip:** 77316

**City:** Montgomery

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## Miscellaneous

**Annual Maint Desc:** No

**Realist Block:** Horses Allowed,No Restrictions

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

**Disclosures:** Sellers Disclosure

**Disposal:** 1

**Exclusions:** list provided by seller

**Exemptions:** ,,,,,,,Agricultur

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

**Range Type:** Electric Range

**Legal:** A0033 ROGERS RALEIGH, TRACT 53, 53-B,  
ACRES 31.2810

**DOM:** 54

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## Courtesy of

**List Office Name:** Compass RE Texas, LLC

