



\$4,495,000.00

**786 RIVER RD, MONTGOMERY, TX 77356,
USA**

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



Villa Graves 8154 sqft Mediterranean style home on 2.34 acres of waterfront property on Lake Conroe. This luscious sprawling estate has a private gate entrance, 3 tiered water fountain, circular drive, award winning vanishing edge pool & spa. There are 4-6 Bdrms, 2 master suites, 5 full baths, 2 half baths, exercise & media rooms, library, [...]

Rooms & Units Description



Property title: 786 River Montgomery Texas 77356

Room Description: Family Room,Guest Suite w/Kitchen,Kitchen/Dining Combo,Library,Living Area - 1st Floor,Living/Dining Combo,Media,Sun Room,Utility Room in House

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

Room Count: 25

Beds Max: 6

Master Bath Desc: Disabled Access,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Jetted Tub,Secondary Bath(s): Shower Only,Secondary Bath(s): Soaking Tub,Secondary Bath(s): Tub/Shower Combo,Two Primary Baths

Photo Count: 50

Property Details

Parcel Number: 8342-01-00200

Style: Mediterranean

Builder Name: Karen Daugherty Home

Acres: 2.349

Dwelling Type: Free Standing

Floors: Carpet,Marble Floors,Slate,Stone,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: Waterfront

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 551.26

Acres Description: 2 Up to 5 Acres

Stories: 2

Ownership: Full Ownership

Property Features



Exterior: Back Yard,Balcony,Covered
Patio/Deck,Exterior Gas Connection,Mosquito
Control System,Outdoor Kitchen,Partially
Fenced,Patio/Deck,Porch,Private
Driveway,Satellite Dish,Side Yard,Spa/Hot
Tub,Sprinkler System,Subdivision Tennis
Court,Wheelchair Access

Roof: Tile

Garage Carport: Auto Driveway Gate,Auto
Garage Door Opener,Boat Parking,Circle
Driveway,Double-Wide Driveway,Driveway
Gate

No Of Garage Cap: 2

Cool System: Central Electric

Pool Private: 1, Gunite,In Ground

Fireplaces Number: 2

Kitchen Desc: Breakfast Bar,Butler
Pantry,Instant Hot Water,Island w/o
Cooktop,Kitchen open to Family
Room,Pots/Pans Drawers,Second Sink,Under
Cabinet Lighting,Walk-in Pantry

Dishwasher: 1

Compactor: 1

Microwave: 1

Siding: Stucco

Interior: 2 Staircases,Alarm System -
Owned,Balcony,Central Vacuum,Crown
Molding,Disabled
Access,Drapes/Curtains/Window
Cover,Elevator,Fire/Smoke Alarm,Formal
Entry/Foyer,High Ceiling,Prewired for Alarm
System,Refrigerator Included,Spa/Hot Tub,Split
Level,Wet Bar,Wired for Sound

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Electric

Pool Area: 1

Fireplace Description: Gas
Connections,Gaslog Fireplace

Energy: Attic Vents,Ceiling Fans,Digital
Program Thermostat,North/South
Exposure,Tankless/On-Demand H2O Heater

Oven Type: Double Oven,Electric Oven

Water Sewer: Aerobic,Septic Tank,Well

Countertops: ButcherBlock/Granite

Golf Course: Walden on Lake Conroe

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

Fees & Taxes

Tax Rate: 1.8242

Tax Amount: 25042

Tax Year: 2021

Basics



Baths Full: 5

Year Built Src: Appraisal District

Baths Half: 2

Price Change Timestamp: 2023-05-31T10:29:19.860

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, TX Take hwy 105 west towards Montgomery. Turn right on Walden Rd at WalMart. Take Walden Rd into Walden pass fountain, golf course, church and tennis courts. Turn left on River Road. 786 River Road on left almost at the end of River Road

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

Subdivision: River Road Estates

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: No

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Finance Available: Cash Sale,Conventional,Investor

Legal: RIVER ROAD ESTATES, LOT 2, ACRES 2.349

Access: Automatic Gate,Driveway Gate

Realist Block: Deed Restrictions

Disclosures: Sellers Disclosure

Exemptions: Homestead,,,,Senior,

Range Type: Gas Range

Legal Subdivision: RIVER ROAD ESTATES

DOM: 352

Courtesy of

List Office Name: Fairwater Westmont Real Estate

