

**84 APRIL WIND DR S, MONTGOMERY, TX
77356, USA**

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

A unique find in the gated community of April Sound, this 5,175 sq ft, 5/6 bedroom home is perfectly formatted to accommodate MULTIPLE GENERATIONS. Two primary suites are located on separate corners of the estate, providing complete privacy for each. First primary suite features ample natural light and a huge attached bath. This property is [...]

\$649,900.00



Rooms & Units Description



Property title: 84 April Wind Montgomery Texas 77356

Room Description: 1 Living Area,Breakfast Room,Formal Dining,Home Office/Study,Library,Utility Room in House

Bed Room Description: 2 Bedrooms Down,2 Primary Bedrooms,En-Suite Bath,Primary Bed - 1st Floor

Photo Count: 29

HOA Mandatory: 1

Key Map: 154D

Room Count: 19

Beds Max: 6

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

Subdivision Lake Access YN: 1

Original List Price: 799900.00

Vac Rental: Allowed

Property Details

Parcel Number: 2150-00-04400

Style: Traditional

Price Sq Ft List: 125.58

Acres Description: 1/4 Up to 1/2 Acre

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: In Golf Course Community,On Golf Course,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Acres: 0.4562

Dwelling Type: Free Standing

Floors: Carpet,Tile,Wood

Utility District: 1

Property Features



Exterior: Back Yard,Controlled Subdivision Access,Covered Patio/Deck,Not Fenced,Private Driveway,Screened Porch,Side Yard,Sprinkler System,Subdivision Tennis Court

Roof: Other

Garage Carport: Auto Garage Door Opener

No Of Garage Cap: 4

Cool System: Central Electric

Kitchen Desc: Breakfast Bar,Island w/ Cooktop,Pantry

Dishwasher: 1

Countertops: Granite

Golf Course: April Sound Country Club

Interior: Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Split Level,Wet Bar

Foundation: Slab

Garage Desc: Attached Garage,Oversized Garage

Heat System: Central Electric

Energy: Ceiling Fans

Oven Type: Double Oven

Water Sewer: Water District

Microwave: 1

Siding: Brick,Wood

Fees & Taxes

Tax Rate: 2.2525

Tax Year: 2022

Other Mandatory Fee: Country Club Social Membership

Fee Other Amount: 81

Tax Amount: 8975

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

Fee Other: 1

Basics

Baths Full: 5

Year Built Src: Appraisal District

Price Change Timestamp: 2023-06-30T10:49:05.343

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: From I45, exit Hwy 105 and head West. Turn right into April Sound. Go past the guard gate and take an immediate left onto April Wind Dr S. The home 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

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: S215000 - APRIL SOUND 01, BLOCK 2, LOT 25, 26

Access: Manned Gate

Realist Block: Deed Restrictions

Disclosures: Mud,Other Disclosures,Sellers Disclosure

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

Range Type: Electric Cooktop

Legal Subdivision: APRIL SOUND

DOM: 192

Courtesy of

List Office Name: Synergy Real Estate

