



\$523,500.00

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

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



Classic Elegance is the only way to describe this stunning 4 BED | 3.5 BATH French Country home. As you walk in, you are greeted with Versailles set tile floors, ornate wood paneling, and an attention to detail that can be felt throughout the home. This home is fully updated with every finish and feature [...]

Rooms & Units Description



Property title: 88 April Wind Conroe Texas 77356

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

Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Shower Only,Secondary Bath(s): Double Sinks,Secondary Bath(s): Tub/Shower Combo

Subdivision Lake Access YN: 1

Original List Price: 565000.00

Vac Rental: Allowed

Room Count: 4

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

Photo Count: 39

HOA Mandatory: 1

Key Map: 154D

Property Details

Parcel Number: 2150-00-04600

Style: French,Traditional

Price Sq Ft List: 181.46

Acres Description: 0 Up To 1/4 Acre

Stories: 2

Restrictions: Deed Restrictions,Restricted, Deed Restrictions,Restricted

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

List Type: Exclusive Right to Sell/Lease

Acres: 0.2116

Dwelling Type: Free Standing

Ownership: Full Ownership

Property Features

Roof: Composition

Garage Desc: Attached Garage

Heat System: Central Electric

Pool Area: 1

Kitchen Desc: Breakfast Bar,Pantry,Second Sink,Soft Closing Cabinets

Water Sewer: Public Sewer,Public Water,Water District

Golf Course: April Sound Country Club

Foundation: Slab

No Of Garage Cap: 2

Cool System: Central Electric

Fireplaces Number: 1

Dishwasher: 1

Microwave: 1

Siding: Brick,Stucco,Wood



Fees & Taxes

Tax Rate: 2.1665	Tax Amount: 5817
Tax Year: 2022	Maint Fee Includes: Clubhouse,Courtesy Patrol,Grounds,Limited Access Gates,On Site Guard,Other,Recreational Facilities
Other Mandatory Fee: April Sound Country Club	Fee Other: 1
Fee Other Amount: 80	

Basics

Baths Full: 3	Baths Half: 1
Year Built Src: Appraisal District	Price Change Timestamp: 2023-07-29T09:41:44.250

Location Details

Area: 39	County Or Parish: Montgomery
School District: 37 - Montgomery	Directions: From 105W turn right onto April Sound Blvd. Turn left on April Wind Dr. S. Home is on the right.
School Elementary: STEWART CREEK ELEMENTARY SCHOOL	School Middle: OAK HILL JUNIOR HIGH SCHOOL
School High: LAKE CREEK HIGH SCHOOL	Subdivision: April Sound
Geo Market Area: Lake Conroe Area	State: Texas
Zip: 77356	City: Conroe

Miscellaneous



Annual Maint Desc: Mandatory

Disclosures: Mud,Sellers Disclosure

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

Legal: APRIL SOUND 01, BLOCK 2, LOT 27

Realist Block: Deed Restrictions,Restricted

Disposal: 1

Finance Available: Cash Sale,Conventional,Owner Financing,VA

DOM: 107

Courtesy of

List Office Name:

Southern Star Realty

