



## 8807 GRAND LAKE ESTATES DR, MONTGOMERY, TX 77316, USA

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

Discover this prestigious gated community estate on nearly an acre, offering unparalleled privacy. Enter through magnificent stained glass doors into a grand foyer with high ceilings and abundant natural light. Enjoy the captivating lake view from the poolside oasis featuring a spa, waterfall, and expansive open porch. Host unforgettable gatherings in the outdoor kitchen and [...]

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### Rooms & Units Description



**Property title:** 8807 Grand Lake Estates Montgomery Texas 77316

**Room Description:** Breakfast Room,Family Room,Formal Dining,Formal Living,Home Office/Study,Living Area - 1st Floor,Utility Room in House

**Bed Room Description:** All Bedrooms Down,Sitting Area,Split Plan,Walk-In Closet

**Photo Count:** 50

**Original List Price:** 700000.00

**Room Count:** 10

**Beds Max:** 4

**Master Bath Desc:** Bidet,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub

**HOA Mandatory:** 1

**Key Map:** 184K

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## Property Details

**Parcel Number:** 5390-02-00900

**Style:** Traditional

**Price Sq Ft List:** 233.64

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

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** In Golf Course Community,Waterfront

**List Type:** Exclusive Right to Sell/Lease

**Acres:** 1

**Dwelling Type:** Free Standing

**Ownership:** Full Ownership

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## Property Features



**Roof:** Composition

**Garage Desc:** Attached Garage,Oversized Garage

**Heat System:** Central Electric

**Pool Private:** 1, Gunite,In Ground

**Fireplaces Number:** 1

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

**Golf Course:** Grand Lake Golf Club

**Water Amenity:** Lakefront, Lakefront

**Foundation:** Slab

**No Of Garage Cap:** 4

**Cool System:** Central Electric

**Fireplace Description:** Gaslog Fireplace

**Energy:** Solar PV Electric Panels,Tankless/On-Demand H2O Heater

**Water Sewer:** Septic Tank

**Siding:** Brick,Cement Board,Stone

Fees & Taxes

**Tax Rate:** 1.7533

**Tax Amount:** 8002

**Tax Year:** 2022

**Other Mandatory Fee:** Transfer fee

**Fee Other:** 1

**Fee Other Amount:** 350

Basics

**Baths Full:** 3

**Year Built Src:** Seller

**Price Change Timestamp:** 2023-07-29T05:34:12.000

Location Details



**Area:** 39

**School District:** 37 - Montgomery

**School Elementary:** KEENAN ELEMENTARY SCHOOL

**School High:** LAKE CREEK HIGH SCHOOL

**Geo Market Area:** Conroe Southwest

**Zip:** 77316

**County Or Parish:** Montgomery

**Directions:** I-45, Exit FM 1488. Go West 7 Miles. Go R on FM 2978(Honea Egypt) Go North 4.5 miles. L into Grand Lake Estates. Go 2 miles to stop sign. R at stop sign. Home on right. From Conroe, West on FM 2854, L at Honea Egypt. R into Grand Lake Estates.

**School Middle:** OAK HILL JUNIOR HIGH SCHOOL

**Subdivision:** Grand Lake Estates

**State:** Texas

**City:** Montgomery

Miscellaneous

**Annual Maint Desc:** Mandatory

**Disclosures:** Sellers Disclosure

**Legal:** GRAND LAKE ESTATES 02, BLOCK 1, LOT 9

**Realist Block:** Deed Restrictions

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

**DOM:** 61

Courtesy of

**List Office Name:** Woodlands Eco Realty

