



\$1,199,500.00

**8995 GRAND LAKE ESTATES DR,
MONTGOMERY, TX 77316, USA**

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



Gorgeous two-story home nestled on 3.44 acres in the sought after gated, golf community of Grand Lake Estates, in Montgomery. This freshly painted home has tons of upgrades, including crown molding & built ins. This home offers an office on first floor, a formal dining, breakfast area & den. The kitchen has tons of cabinet [...]

Rooms & Units Description



Property title: 8995 Grand Lake Estates Montgomery Texas 77316

Room Description: Breakfast Room,Den,Formal Dining,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Living Area - 2nd Floor,Sun Room,Utility Room in House

Bed Room Description: En-Suite Bath,Primary Bed - 1st Floor,Split Plan,Walk-In Closet

Photo Count: 41

Key Map: 184L

Room Count: 14

Beds Max: 6

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

Original List Price: 1199500.00

Property Details

Parcel Number: 0135-00-00155

Style: Traditional

Price Sq Ft List: 165.11

Acres Description: 2 Up to 5 Acres

Stories: 1

Restrictions: Horses Allowed, Horses Allowed

Lot Description: In Golf Course Community

List Type: Exclusive Right to Sell/Lease

Acres: 5.06

Dwelling Type: Free Standing

Floors: Carpet,Laminate,Tile,Wood

Property Features



Exterior: Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Porch,Private Driveway,Spa/Hot Tub,Sprinkler System,Workshop

Roof: Composition

Garage Carport: Porte-Cochere

No Of Garage Cap: 3

Cool System: Central Gas

Fireplace Description: Gaslog Fireplace

Energy: Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

Oven Type: Electric Oven

Water Sewer: Aerobic,Public Water

Golf Course: Grand Lake Golf Club

Interior: Alarm System - Owned,Crown Molding,Formal Entry/Foyer,High Ceiling,Refrigerator Included,Spa/Hot Tub,Washer Included

Foundation: Slab

Garage Desc: Detached Garage

Heat System: Propane

Pool Private: 1, Gunite,In Ground

Fireplaces Number: 1

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

Dishwasher: 1

Microwave: 1

Siding: Brick,Cement Board

Fees & Taxes

Tax Rate: 1.7533

Tax Amount: 12289

Tax Year: 2022

Basics

Baths Full: 3

Baths Half: 2

Year Built Src: Appraisal District

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: From FM1488 or 2854 turn onto Honea Egypt, go to the entrance of Grand Lake Estates (code provided) home is approx. 1 mile on the right.

School Middle: OAK HILL JUNIOR HIGH SCHOOL

Subdivision: GRAND LAKE ESTATES

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: No

Disclosures: Sellers Disclosure

Finance Available: Cash Sale,Conventional,FHA

Access: Automatic Gate

Realist Block: Horses Allowed

Disposal: 1

Legal: A0135 CARTWRIGHT MATTHEW, TRACT 1D-1, ACRES 5.060

Courtesy of

List Office Name: Executive Texas Realty

