



\$1,290,000.00

**9029 ROLLING OAK CT, MONTGOMERY, TX  
77316, USA**

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



Welcome to this stunning home that sits on 3.67 acres of wooded land in a peaceful cul-de-sac, offering plenty of privacy and tranquility. With a pool, 4 car garage with a LARGE workshop, elevator and two home offices, this property is perfect for families or those who work from home. As you approach the home, [...]

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**Rooms & Units Description**



**Property title:** 9029 Rolling Oak Montgomery Texas 77316

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

**Bed Room Description:** 1 Bedroom Down - Not Primary BR,En-Suite Bath,Primary Bed - 2nd Floor,Sitting Area,Split Plan,Walk-In Closet

**Photo Count:** 49

**Additional School:** STEWART ELEMENTARY SCHOOL (CONROE)

**Key Map:** 185C

**Room Count:** 11

**Beds Max:** 4

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

**HOA Mandatory:** 1

**Original List Price:** 1290000.00

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## Property Details

**Parcel Number:** 7281-08-02700

**Style:** Traditional

**Price Sq Ft List:** 248.84

**Acres Description:** 2 Up to 5 Acres

**Stories:** 2

**Ownership:** Full Ownership

**Lot Description:** Cul-De-Sac,Subdivision Lot

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

**Acres:** 3.671

**Dwelling Type:** Free Standing

**Floors:** Carpet,Stone,Wood

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



|  |  |
|--|--|
| <b>Exterior:</b> Back Yard,Covered Patio/Deck,Outdoor Kitchen,Partially Fenced,Patio/Deck,Porch,Side Yard,Sprinkler System,Workshop                                  | <b>Interior:</b> Alarm System - Owned,Central Vacuum,Drapes/Curtains/Window Cover,Elevator,Fire/Smoke Alarm,High Ceiling,Refrigerator Included |
| <b>Roof:</b> Composition   | <b>Foundation:</b> Slab  |
| <b>Garage Carport:</b> Auto Garage Door Opener,Circle Driveway,Porte-Cochere,Workshop  | <b>Garage Desc:</b> Attached/Detached Garage   |
| <b>No Of Garage Cap:</b> 4   | <b>Carport Description:</b> Attached Carport   |
| <b>Carport Spaces Count:</b> 2   | <b>Heat System:</b> Central Gas,Zoned  |
| <b>Cool System:</b> Central Electric,Zoned   | <b>Pool Private:</b> 1, Heated,In Ground   |
| <b>Fireplace Description:</b> Gaslog Fireplace   | <b>Fireplaces Number:</b> 1  |
| <b>Energy:</b> Attic Vents,Ceiling Fans,Digital Program Thermostat,Generator,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Blown Fiberglass,North/South Exposure | <b>Kitchen Desc:</b> Breakfast Bar,Island w/o Cooktop,Pantry   |
| <b>Oven Type:</b> Convection Oven,Double Oven,Electric Oven  | <b>Dishwasher:</b> 1   |
| <b>Water Sewer:</b> Aerobic  | <b>Compactor:</b> 1  |
| <b>Countertops:</b> Granite/Marble   | <b>Microwave:</b> 1  |
| <b>Siding:</b> Brick,Cement Board  |  |

**Fees & Taxes**

|                         |  |
|-------------------------|--|
| <b>Tax Rate:</b> 1.7468 | <b>Tax Amount:</b> 17975                 |
| <b>Tax Year:</b> 2022   | <b>Other Mandatory Fee:</b> Transfer Fee |
| <b>Fee Other:</b> 1     | <b>Fee Other Amount:</b> TBD             |

**Basics**

|   |                      |
|---|----------------------|
| <b>Baths Full:</b> 3                      | <b>Baths Half:</b> 1 |
| <b>Year Built Src:</b> Appraisal District |                      |

**Location Details**



**Area:** 39

**School District:** 11 - Conroe

**School Elementary:** STEWART  
ELEMENTARY SCHOOL (CONROE)

**School High:** CONROE HIGH SCHOOL

**Geo Market Area:** Conroe Southwest

**Zip:** 77316

**County Or Parish:** Montgomery

**Directions:** From I-45 exit and go East on FM 2854.  
Go South on Fish Creek Thoroughfare. Turn Left on  
Rolling Oak Dr. Turn Right on Rolling Oak Ct.

**School Middle:** PEET JUNIOR HIGH SCHOOL

**Subdivision:** Montgomery Trace 08

**State:** Texas

**City:** Montgomery

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Connections:** Electric Dryer Connections, Gas  
Dryer Connections, Washer Connections

**Disposal:** 1

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

**Range Type:** Gas Range

**Legal Subdivision:** MONTGOMERY TRACE

**Realist Block:** Deed Restrictions

**Disclosures:** Exclusions, Other  
Disclosures, Sellers Disclosure

**Exclusions:** See Exclusions List

**Finance Available:** Cash Sale, Conventional

**Legal:** S728108 - MONTGOMERY TRACE 08,  
BLOCK 2, LOT 14, 15

**DOM:** 48

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## Courtesy of

**List Office Name:** Myers & Lindsey Real Estate

