

Special Features for 147 Lake View Circle, Montgomery, TX 77356

Manned & Gated Subdivision that is attended 24/7 with patrolled security

April Sound Country Club (mandatory social membership, golf membership optional)

27-hole golf course community with numerous amenities. (More information on page 3)

In boating distance to many restaurants & shops including Margaritaville Resort & Spa

Premium 14,346 square ft lot

Fenced backyard

Boathouse that also includes:

- New high-capacity dual boatlift

- 2 storage closets

- Counter space, sink (to clean fish, etc)

- Outdoor stereo system

- Upstairs 30' x 30' deck (approx. 900 square ft) with built-in perimeter seating offering the best views of the lake in the cove. Great for entertaining, fishing, watching the sunrise... with tons of rooms for multiple tables, chairs, rockers, firepit, etc

- Adjacent Jet Ski lift

Multiple outdoor patios and covered porches with ceiling fans:

- 19' x 17' covered porch with stone wood burning fireplace and wall mounted TV. Also includes outdoor kitchen with grill, warming tray and refrigerator

- 34' x 13' porch/covered pergola with built-in perimeter bench seating and tons of room for outdoor dining furniture

- 16' x 12' porch off of the primary bedroom with built-in bench seating plus additional side porch that leads to the other backyard porches

- 11' x 4.6' balcony porch off of upstairs bedroom

Heated pool and spa surrounded by flagstone coping that also includes a waterfall feature

New 2021 pool heater

New 2022 pool decking

Front and backyard evening garden lighting

10 Station sprinkler system

Circular driveway outlined with professional landscaping

3 Car Garage with 3 closets, cabinets, 2 workbenches and attic access

Front garden courtyard with walkways and landscaping

Brick surround covered front porch with remote controlled sunshade

Leaded glass and mahogany wood double doors plus leaded transom window

Two-story foyer with coat closet

AMAZING PANORAMIC VIEWS OF THE LAKE FROM NEARLY EVERY ROOM

Open floor plan that is the perfect set-up for entertaining

Centrally located dining room with a 8 ft buffet/bar shared with the kitchen

Adjacent walk-in wet bar with granite countertops, refrigerator, sink, storage, and bar seating

Expansive 27' x 20' Great room displaying two-story ceiling & windows with views of the lake. Patio door opens to grand wrap-around porches

Breakfast room with granite breakfast bar, built-in desk and two walls with windows plus views of the lake. Backdoor opens to covered porch

Kitchen with granite countertops, island cooking, stainless appliances including double convection baking ovens, and new 2022 43" x 22" stainless sink

2 Built-in wine/beer refrigerators (kitchen and wet bar)

Pantry with custom etched glass door

Wine closet with custom etched glass door

Oversized 16 ft laundry room with granite topped vanity with new 2022 stainless sink and custom built-ins above counter storage

Downstairs billiard room with billiard lighting fixture, vaulted ceiling, walls of windows on both sides of the room, door to north side of house, door to front courtyard, and door to garage. Big bonus: Custom wall dual beer tap (connected to refrigerator in the garage)

Full downstairs bathroom off the laundry room

Large 21' x 14' home office with custom oak walls, extensive built-in desk with bookshelves and storage, plus additional bookshelf with storage

Powder bathroom near foyer entry

Primary bedroom with views of the lake and glass door (with black out curtains) that leads to a 16' x 14' porch

Primary bathroom with extensive custom built-in cabinetry, his & her vanities plus dressing vanity, separate his & her closets, separate water closet, large jetted tub, oversized 110" x 42" shower with stacked stone feature wall/ tile bench/ 4 showerheads + 8 body spray jets/ natural lighting from above windows

Custom floating wood stairs with accented wood railing

Loft with custom built-in shelving with views of the lake

Additional space beside the loft that can be used as an open concept study/kids computer niche/flex space that measures approximately 11'x 9'

Large bedroom #2 upstairs with private balcony and views of the lake (includes black out curtains) plus has private ensuite bathroom and large walk-in closet

Bedroom #3 offers views of the lake and Plantation shutters

Bathroom #4 is in the hallway (between bedrooms #3 & #4) and offers access from the loft

Bedroom #4 offers a large 12' x 5.6' walk-in closet

Walk-in attic space accessed from bedroom #4 closet that measures approximately 22' x 14'

Total of 3 attic spaces

Large closets and tons of storage

Home alarm system

Spray radiant barrier roof

Most windows are double thick and double paned

Ask around and you will hear that Lake View Circle is the most desired street in April Sound!

*Additional information on April Sound Golf Club

27 holes of championship golf

Practice facilities including putting green, Chipping/sand practice green and Water driving range

Swimming pools & activities- Adult pool with hot tub, Family pool, Toddler's pool, Swim Team, Water aerobics, Swim lessons

Indoor and outdoor tennis courts and pickleball courts

Fitness Center

Restaurant and Bars

Multiple dining areas plus outdoor patio with fireplace

Private event planning

Meeting & Corporate accommodations

Tournaments and Outings

A social membership is required by all homeowners. Golf membership is optional.