

THE
Who, What, When, Why and How
of
Ridge Lake Shores
Montgomery, Texas

8978 Wind Jammer

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SAVVY Property Group is a boutique Real Estate Brokerage offering Concierge Services to buyers, sellers and investors. The company was developed based on the belief that...as a Brokerage, buyers and sellers can trust that our group has high standards, in-depth knowledge of the real estate market, negotiation skills, financing insights (above the norm) and a passion for exceeding their clients expectation when representing a client's largest investment!

WHO: YOU!

WHAT: RidgeLake Shores

WHEN: NOW! *8978 Wind Jammer is waiting to be your new HOME!*

WHERE: RidgeLake Shores is an acreage lot community with privacy and great amenities that is located in Montgomery, Texas on Fish Creek Thoroughfare adjacent to Montgomery Trace and nearby Woodforest. North of FM 1488, East of I-45, and South of Lake Conroe.

WHY: RidgeLake Shores has an array of amenities that include Ridge Lake and Trophy Lake which are private lakes used year around for fishing, boating and water sports, and there is a park at each lake. The largest park at Ridge Lake has a large beach area, a fun interactive playground, a beach volleyball court, half basketball court, a covered pavilion and covered picnic tables that are perfect for hosting events. Both parks have locked access with boat launches, picnic areas, and vehicle and boat trailer parking.

WHY: RidgeLake shores has Great Nearby Amenities (Convenient, but not too close):

Pine Market Plaza is the village center of Woodforest, a 40-acre social destination that is anchored by Harvest Market and that offers walkable streets of boutiques, storefronts, and restaurants. This nearby commercial development provides everyday conveniences and services such as; preschools, a gas station, a pharmacy, restaurants, medical offices, fitness facilities, salons, and so much more.

The Woodforest Golf Club, which is just a few minutes away, is one of the finest courses in the state, with beautiful, well-kept greens and a challenging 18-hole course with a clubhouse.

The Woodlands offers some of the best shopping, dining and entertainment experiences in Texas. Hughes Landing, Market Street, Creekside Park, The Waterway and The Woodlands Mall, all offer walkable destinations for an abundance of shopping, distinctive dining, and entertainment venues.

Lake Conroe is the perfect spot for rest and relaxation, or an exciting adventure. Enjoy fishing, boating, kayaking, canoeing, water sports, beach, and swimming!

The Sam Houston National Forest and the W Goodrich Jones State Forest offer over 255 square miles of forest. In the forest you'll find the longest continuous hiking trail in the state of Texas, The Lone Star Hiking Trail. Adventure awaits along the 96 miles of trail, and overflows into the additional 32 miles of loop and crossover trails. Discover the red-cockaded woodpecker in the W.G. Jones State Forest; it is one of the few places left to spot this endangered bird. If birding isn't your thing, bring a picnic and enjoy the day!

WHO: YOU! RidgeLake Shores is a fantastic neighborhood for those seeking larger, private, land lots allowing for the freedom that nature provides, while also being conveniently located to the everyday essentials. Living closer to nature has so many benefits, physical and mental! Retreating to your own oasis, this private lot has plenty of potential and space to expand your living and entertaining space to the outdoors, including room for a swimming pool, outdoor kitchen, cabana, etc. You can step out onto your patio and watch songbirds, deer, and other amazing wildlife. You can garden and grow your own healthy fruits and vegetables. You can boat and fish by taking advantage of Ridge Lake and Trophy Lake, they are private lakes in this community, and some may call it some of the best fishing in the state. Many of RidgeLake Shores streets end in beautiful cul-de-sacs, which only adds to the privacy, quiet, safety and security that this community is known for.

HOW: MAKE AN OFFER TODAY ON 8978 WIND JAMMER!

School District: Conroe ISD Boasts...

Conroe ISD is one of only two districts in the State to be recognized for 12 consecutive years for high academic achievement while maintaining cost-effective operations by Texas Smart Schools, formerly known as the FAST report.

The District has also been ranked second out of the 200 largest districts in Texas for three consecutive years for academic and financial performance according to the Education Resource Group.

Conroe ISD is a community of individuals working together to achieve the best for students. The accomplishments of the students, teachers, and administrators along with the support of the community have helped make Conroe ISD a great place to be.

In 2021-2022, Conroe ISD students earned a combined 9,455 dual credit hours and passed over 6,500 AP exams earning nearly 20,000 college hours.

The District's athletic programs boast a tradition of excellence with perennially strong performances at the local and State levels, multiple State championships annually, and eight UIL 6-A Lone Star Cup awards for athletic and academic achievement.

Conroe ISD's fine arts program offers an assortment of courses to meet the needs and interests of all students. In 2022, 41 high school students spanning Conroe ISD's six comprehensive high schools were named Texas Music Educators Association All-State Musicians in the areas of band, choir, and orchestra. Conroe ISD was named a 2022 Texas Art Education Association District of Distinction for providing a well-rounded education that promotes and integrates visual arts curriculum. The District is also a 9-time recipient of the National Association of Music Merchants Foundation's Best Communities for Music Education Award.

Conroe ISD's Career and Technical Education (CTE) curriculum provides students in grades 7 through 12 the opportunity to participate in a variety of course offerings across 13 career clusters and 29 programs of study. In the 2021-2022 school year, over 22,000 students in grades 7 through 12 enrolled in at least one CTE course.