

8525 EDINBURGH COURT, MONTGOMERY, TX 77316

4 BD | 4.5 BA | 3,796 SQ. FT | 1.03 ACRE LOT

OFFERED AT

\$799,900



To get listing and finance info about this property,



text LIST9393053  
to 800.701.6509

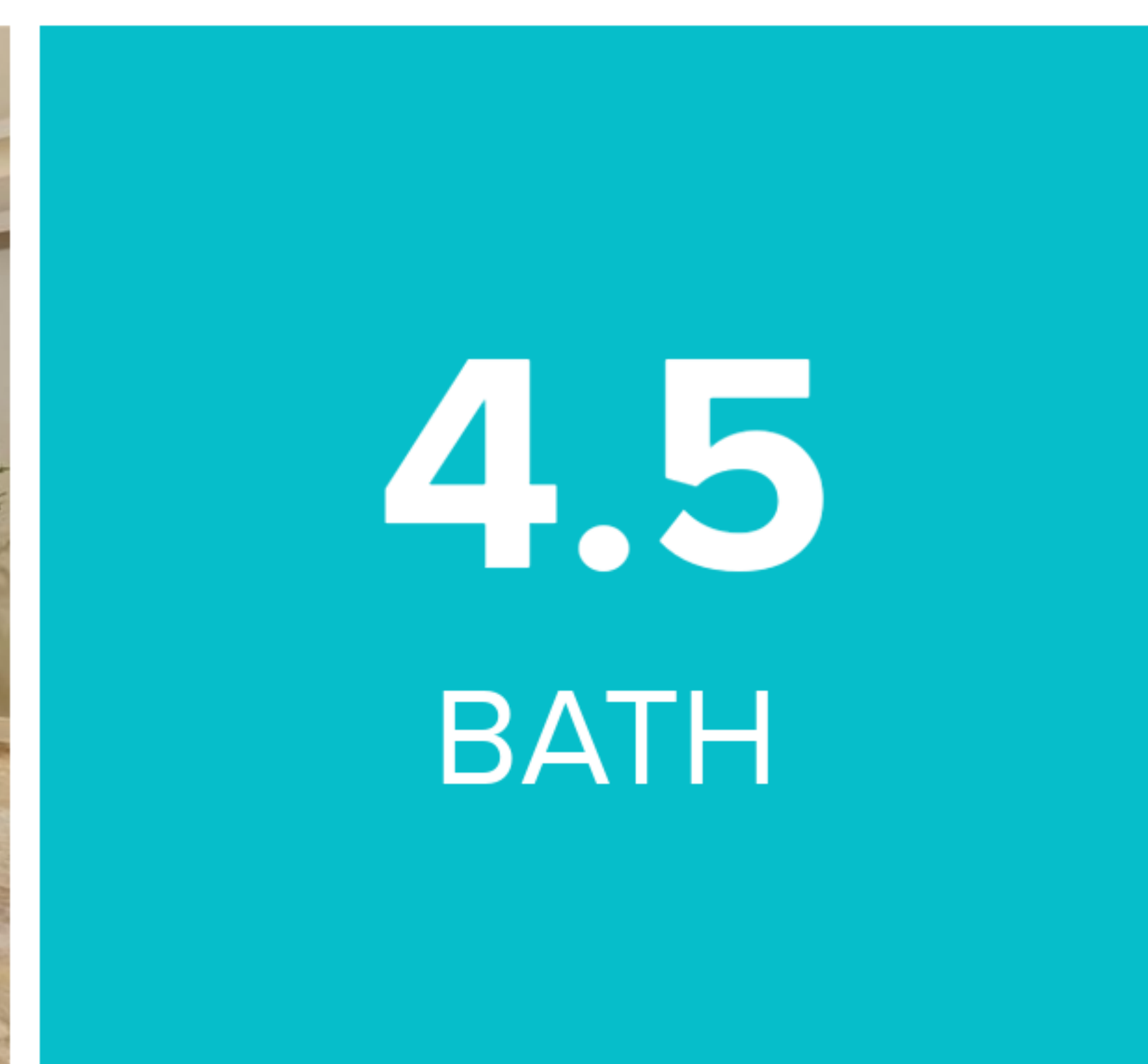
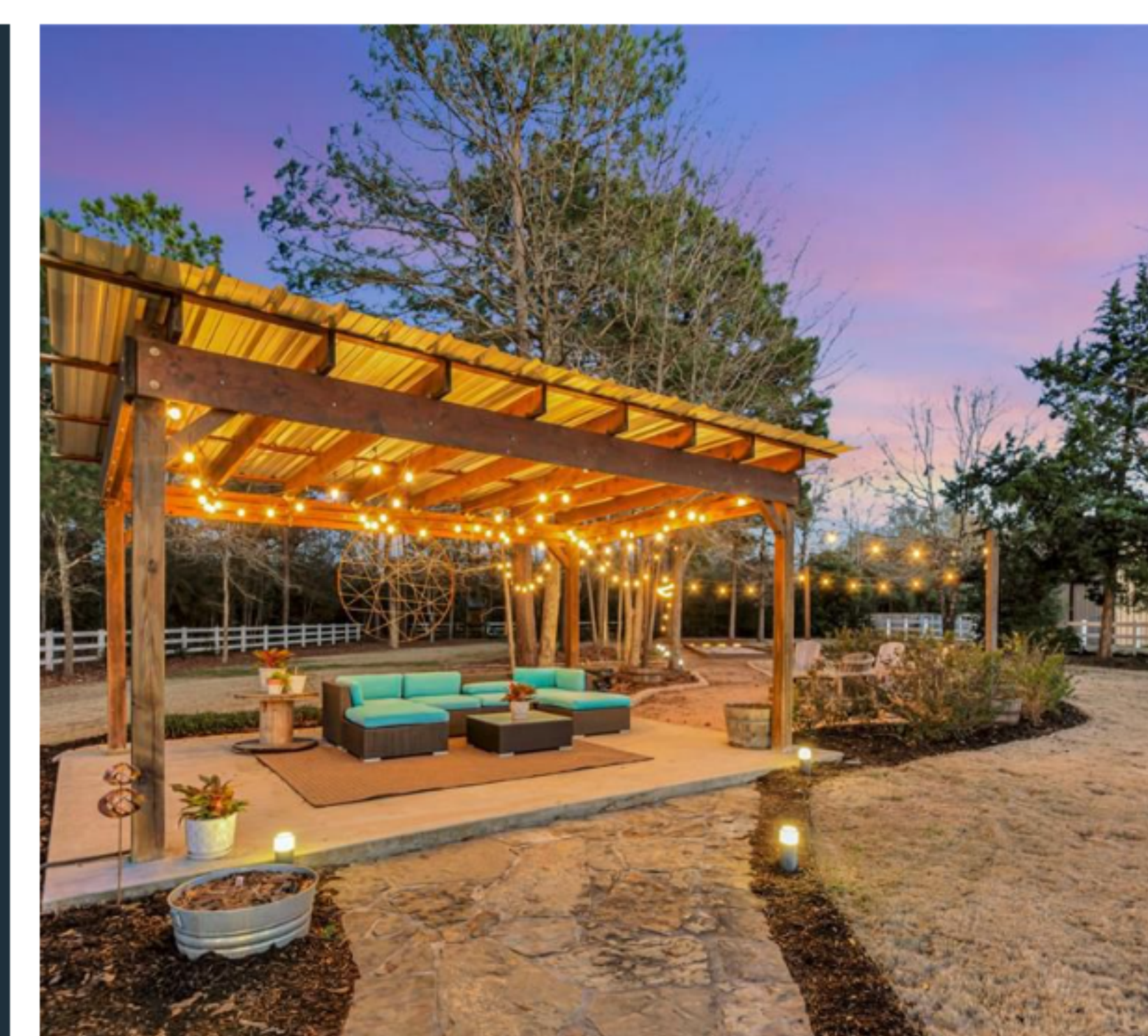
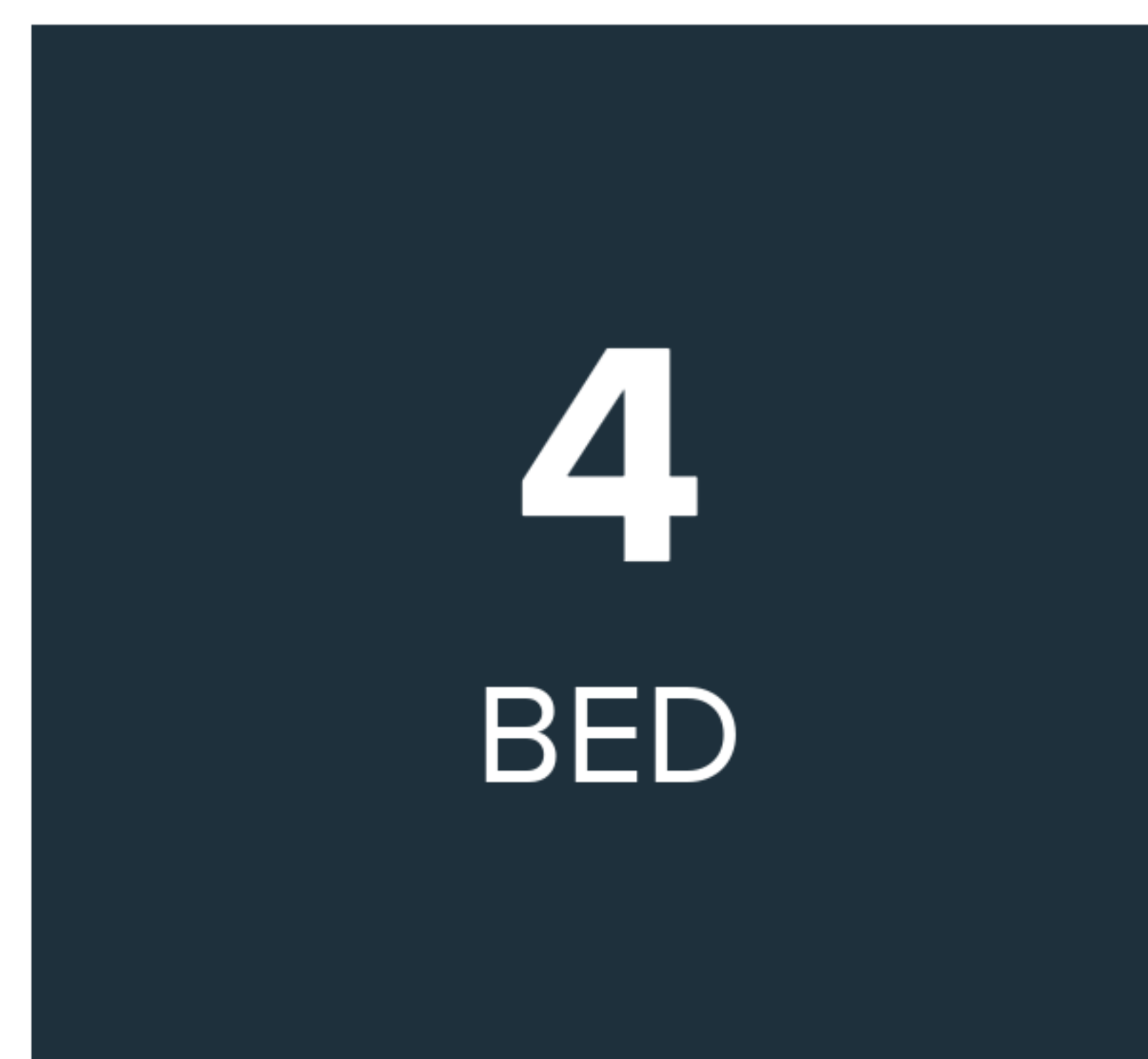
Message and data rates may apply

OR, scan  
this code



## ABOUT THIS PROPERTY

This is an absolutely stunning home situated on an acre of land in gated a community. This 4/4.5 home includes a home office, upstairs family/game room, convenient attic storage accessible from the upstairs family room, screened-in porch, raised garden beds ready for spring, and so much more. The large scenic windows offer picturesque views of your property from the gorgeous kitchen that has tons of storage, granite counter tops, large center brick island, butler's pantry and huge walk-in pantry. There is also a community park and lake just a quick walk away. Lake has a boat ramp and allows non-motorized boats. No MUD tax!



### TARL ANDERSON

Tarl Anderson Properties  
LIC# 538178

m: (713) 780-8275

e: tarl@tarl.com



14053 Memorial Drive Suite 130, Houston, TX 77079



### JENNIFER HUGHES HERNANDEZ

Senior Loan Officer  
NMLS# 514497

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w: legacymutual.com/officers/jennifer-hernandez



575 N Dairy Ashford Rd Ste 750, Houston, TX 77079  
Branch NMLS# 278675

AREA REPORT

Some errands in this location require a car and most major services are within 5 miles.

- GROCERIES 2.6 MI
- ATM 2.6 MI
- PHARMACY 4.2 MI
- GYM 4.3 MI
- GAS 4.9 MI
- MEDICAL 5.2 MI
- COFFEE 5.3 MI
- CLEANERS 5.4 MI



SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are average for the area.

- 7 RATING** PK-5 KEENAN ELEMENTARY SCHOOL ASSIGNED
- 7 RATING** 6-8 OAK HILLS J HIGH SCHOOL ASSIGNED
- 6 RATING** 9-12 LAKE CREEK HIGH SCHOOL ASSIGNED



OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- GOLF COURSE GRAND LAKE ESTATES GOLF COURSE (0.9 MILES)
- PARK BACKYARD FUN FACTORY (5.7 MILES)
- LAKE LAKE CONROE (9.5 MILES)
- DOG PARK CATTAIL PARK (9.6 MILES)



FOOD REPORT

NEIGHBORHOOD EATS

This home is located near 0 restaurants rated four stars and up.

BY CATEGORY

OTHERS .....

