

1404 & 1406 April Villas W, Montgomery, TX 77356 Features and Upgrades

April Sound Community

- Located in Highly Desirable April Sound Community on Lake Conroe
- Manned Gate Entrance
- 24-7 Patrols
- 27 Holes of Championship Golf
- 12 Tennis Courts
- Fitness Center
- Boat Launch
- Swimming Pool



Recent Improvements

- All 8 Central AC/Heat systems were replaced in December 2020 with high efficiency units.
- LED lighting throughout all the units
- All 8-ground floor deck surface planks were replaced in January 2021
- July 2023 New Roof on each Building
- All kitchen appliances were replaced with new stainless-steel appliances in 2021-2022.
- New Quartz countertops and Subway Tile backsplash in 5 units
- The Fourplex's exterior were painted in December 2020.
- The interior of the Fourplex's have been painted as needed.

The Fourplex's

- Built in 2005
- Four Units each - 2 Bedroom/2 Bath, All Electric
- The First Floor A & B units could be reconfigured into a 1 Bedroom 1 Bath Studio
- Parking spaces comprised of six individual garages and thirteen uncovered spaces.
- Small coin operated laundry in 1406 for Studio units use.
- Fully Furnished Units – Refrigerator, Full Sized Washer & Dryer, Window Coverings, Cookware, Dinnerware, Linens, Towels, Flat Screen TV's, Living & Bedroom Furniture
- Separate Water & Electric Meters for all the Units
- French Drains on the Property
- Courtyard between the Units

