

## **158 HARBOUR TOWN DRIVE, MONTGOMERY TX 77356-8855 APRIL SOUND**

### Neighborhood:

- 24 Hour Guard Gate
- Pickleball and Tennis
- Fitness Center
- Boat Launch
- New Fishing Dock
- Walking Trails
- Country Club within walking distance
- Resort Pool and Bar
- Clubhouse dining
- Dog Park
- Community Garden
- Multiple playgrounds
- Basketball Court
- Baseball Field
- Soccer Field
- Picnic Pavilion
- Community Center

### House:

- Located on the 10<sup>th</sup> Tee of April Sound golf course
- Pickleball and Tennis within walking distance
- Boat launch and fishing dock within walking distance
- Privacy/Greenery/Fig Tree
- Bonus side yard
- Expansive views of golf course
- Wraparound porch
- New Trex deck and pergola
- New spacious outdoor patio with gas fire pit, fully wired
- Wrought iron gate and fence for pets
- Additional gates for golf cart parking
- Open floor plan
- Gas fireplace
- Primary bedroom has two closets and vaulted ceilings

- Private guest suite and bunk room
- Granite counters in kitchen and bath
- New appliances (refrigerator, microwave, gas stove and dishwasher)
- New disposal as of 2021
- New roof as of 2019
- New ceiling fans throughout
- New locks
- New toilet
- Hardwood floors throughout
- Gas fireplace
- Dumwaiter
- Tons of storage inside and out
- Bonus room
- Attached 2 car garage with built ins
- Camera and monitoring system

Items for sale/negotiation:

- New refrigerator
- New washer
- Garage refrigerator
- Leather sectional
- Farmhouse dining table with 8 high top chairs
- 3 bar stools
- Queen bed, mattress and box spring
- Bookshelf
- Glass table and two high top chairs
- Granite for outdoor patio
- Stereo speakers
- Outdoor furniture