

LUXURIOUS WATERFRONT LIVING AWAITS IN APRIL SOUND

**122 April Breeze Street
Montgomery, Texas 77356**



Enjoy the pinnacle of luxury living in this rare 130' open water lakefront home located on 1.5 lots in the sought-after gated country club & golf community of April Sound! Immerse yourself in the lifestyle with a heated pool and spa, 2 boat slips with lifts, 2 separate patio areas, a fire pit area, a new roof, a 4-car garage (2 of the 4 are air conditioned) with an extra wide circular drive, two generators, a mosquito misting system for the home and boat slip areas AND stunning lake sunsets! Inside, indulge yourself downstairs with 4 spacious living areas great for entertaining, three bedrooms with en-suite bathrooms plus a half bath, nice study, wine cellar, butler's pantry with wet bar, a walk-in pantry, electronic blinds, plus an extra room currently used for storage could lend itself as a fourth bedroom. Upstairs you will find a fabulous theater room with wet bar and a media equipment room, plus a huge room currently used as a craft room, easily utilized as a game room or bunk room! And if that weren't enough, partake of the April Sound Country Club bar and grill, 27-hole golf course, tennis and pickle ball courts, fitness center, a marina with boat slips available and a manned 24/7 security gate with patrol. It's truly paradise! Most furniture and furnishings are available for purchase. **DON'T MISS OUT ON THIS GEM!!!!**

