



11860 GRAND HARBOR BLVD

MONTGOMERY, TEXAS 77356 • LAKE CONROE WATERFRONT

A Truly Rare Lake Conroe Find

A truly rare Lake Conroe find—set on 1.2 beautifully manicured acres within a private gated community, this extraordinary waterfront estate offers an exceptional combination of privacy, scale, craftsmanship and resort-style living.

Designed for both everyday living and unforgettable entertaining, the home welcomes you through a stunning courtyard entry with fountain and seating area into an impressive two-story foyer framed by extensive custom woodwork. The spacious downstairs living area is anchored by a dramatic double-sided stone fireplace and flows seamlessly into the custom kitchen, breakfast bar and wet bar. The kitchen features custom cabinetry, two sinks, a gas range, two microwaves, two ovens, a beverage refrigerator and an expansive pantry.

The private downstairs primary suite offers detailed ceilings, backyard views and two oversized walk-in closets. A beautifully appointed primary bath includes a custom wood vanity, double sinks, soaking tub and walk-in shower. Additional flexible spaces include a downstairs game/bunk room with vaulted ceilings and a striking wood beam, plus a dedicated study with floor-to-ceiling built-ins.

The home provides exceptional guest accommodations, including a private fourth bedroom and bath accessed from the garage, making it ideal for guests or extended family. Upstairs, a spacious game and billiard room features a wet bar, custom cabinetry, poker table, dart board and direct access to a fully screened outdoor patio. Two additional oversized guest bedrooms offer generous closets, patio access and a Jack-and-Jill bath.

Outside, the property becomes a private resort. Multiple screened patios, covered entertaining areas, an outdoor fireplace, firepit, gazebos and meticulously manicured landscaping create spaces for gathering throughout the property. The resort-style pool features multiple water features, a hot tub, kiddie pool and covered outdoor seating.

Along the waterfront, a new composite boardwalk and decking lead to covered boat slips with a V-hull lift and three Jet Ski lifts. Stairs provide direct access to the water, with dedicated waterfront seating and excellent fishing from the dock. The wide canal is approximately five feet deep and the property is approximately 100 yards from open water—offering the perfect balance of protected waterfront enjoyment and quick access to Lake Conroe.

4	5½+	1.2	WATERFRONT
BEDROOMS	BATHROOMS*	ACRES*	LAKE CONROE

*Property details marked with an asterisk should be verified against current MLS/public records.

Custom Interiors & Flexible Living



ENTRY & FOYER

- Courtyard entry with fountain and seating area
- Impressive two-story entryway
- Fully encased woodwork and trim

DOWNSTAIRS FLEX SPACES

- Vaulted game/bunk room with stunning wood beam
- Ideal man cave or secondary living room
- Study with floor-to-ceiling built-ins and shelving
- Large closet

KITCHEN

- Custom wood cabinetry
- Two sinks with commercial-grade faucet and Culligan filtering water
- Large island with gas range
- Two microwaves and two ovens
- Breakfast bar seating for six
- Beverage refrigerator and wet bar with dishwasher
- Large pantry with substantial storage

GUEST / 4TH BEDROOM

- Private access from garage
- Private bath and separate shower
- Ideal guest-quarters setup

PRIMARY SUITE & BATH

- Private suite entrance and detailed ceilings
- Backyard views
- Two huge walk-in closets
- Custom wood vanity and double sinks
- Soaking tub and walk-in shower

UPSTAIRS GAME & BILLIARD ROOM

- Spacious game and billiard room
- Wet bar with dishwasher
- Poker table and dart board
- Custom cabinetry and detailed ceiling treatments
- Double doors to screened outdoor patio

GUEST BEDROOMS

- Oversized bedrooms with huge closets
- Patio and courtyard access
- Jack-and-Jill bath
- Barrel ceiling with wood detailing

Resort-Style Outdoor Living



OUTDOOR LIVING & ENTERTAINING

- Fully screened upstairs and downstairs patios
- Multiple outdoor seating and dining areas
- Outdoor fireplace and seating area
- Covered patio
- Outdoor firepit and waterfront seating
- Two gazebos — front yard and backyard
- Manicured landscaping and fully fenced property

RESORT-STYLE POOL

- Resort-style swimming pool
- Multiple water features
- Hot tub and kiddie pool
- Covered outdoor seating and dining
- Pool and entertaining areas designed for gatherings

WATERFRONT & BOAT DOCK

- New composite decking and boardwalk
- Covered boat slips with V-hull lift
- Three Jet Ski lifts
- Stairs leading directly into the water
- Dedicated waterfront seating
- Wide canal approximately 5 feet deep
- Approximately 100 yards from open water
- Excellent fishing directly from the docks

Designed for Entertaining



A Home Built Around the Lake Lifestyle

Every major living zone connects naturally to an outdoor experience—from the courtyard-centered downstairs layout to the screened upstairs patio and waterfront gathering spaces. The combination of a resort pool, multiple outdoor seating areas, fire features and private dock creates an estate that is equally suited to quiet mornings on the water or large-scale entertaining.

COURTYARD	RESORT POOL	BOAT DOCK
Fountain + seating	Pool + spa + water features	V-hull lift + 3 Jet Ski lifts

The property’s location along a wide canal—approximately 100 yards from open water—offers protected waterfront enjoyment while keeping Lake Conroe adventures just minutes away.

A rare opportunity to own a private Lake Conroe estate where architecture, entertaining and waterfront living come together.

Presented by Nicole Meador



NICOLE MEADOR

Broker / Owner • Clearview Real Estate

With more than 20 years in real estate and deep local expertise throughout Lake Conroe and Northern Montgomery County, Nicole Meador provides knowledgeable, highly personalized representation for buyers and sellers. Her focus is on market knowledge, strategic positioning, exceptional presentation and the details that help a property stand out.

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Let's showcase what makes this property exceptional.

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