

3200 Lazy River, Montgomery, Texas, 77316
3200 Lazy River,
Montgomery, TX 77316

\$915,000
4.370± Acres
Montgomery County



3200 Lazy River, Montgomery, Texas, 77316
Montgomery, TX / Montgomery County

SUMMARY

Address

3200 Lazy River,

City, State Zip

Montgomery, TX 77316

County

Montgomery County

Type

Farms, Ranches, Recreational Land, Residential Property

Latitude / Longitude

30.343953 / -95.59849

Dwelling Square Feet

3200

Bedrooms / Bathrooms

3 / 2.5

Acreage

4.370

Price

\$915,000

Property Website

<https://www.mockranches.com/property/3200-lazy-river-montgomery-texas-77316-montgomery-texas/90220/>



PROPERTY DESCRIPTION

Tucked away in the rolling countryside of Montgomery, this 3,200± sq. ft. custom-built home offers the rare mix of comfort, privacy, and self-sufficiency. Set on 4.35 wooded acres with a 1-acre stocked pond, the property is peaceful, secluded, and designed for long-term independence. Built as a “prepper house,” it includes a hidden safe room, whole-home generator, 500-gallon propane tank, propane heating, spray-foam insulation, and 6 energy-efficient mini-splits. The mono-block plumbing system adds efficiency and easy maintenance. Thoughtful infrastructure throughout ensures reliability while keeping utility costs low. Enjoy mornings on the porch overlooking the pond, afternoons fishing or kayaking, and evenings in the quiet of your own retreat—all minutes from Montgomery, Lake Conroe, and major commuter routes.

Showing Instructions:

This property is marketed and shown exclusively by The Mock Ranches Group, a team with Keller Williams Realty. Please contact [512-275-6625](tel:512-275-6625) for showing information. All appointments must be made with the listing broker and be accompanied.

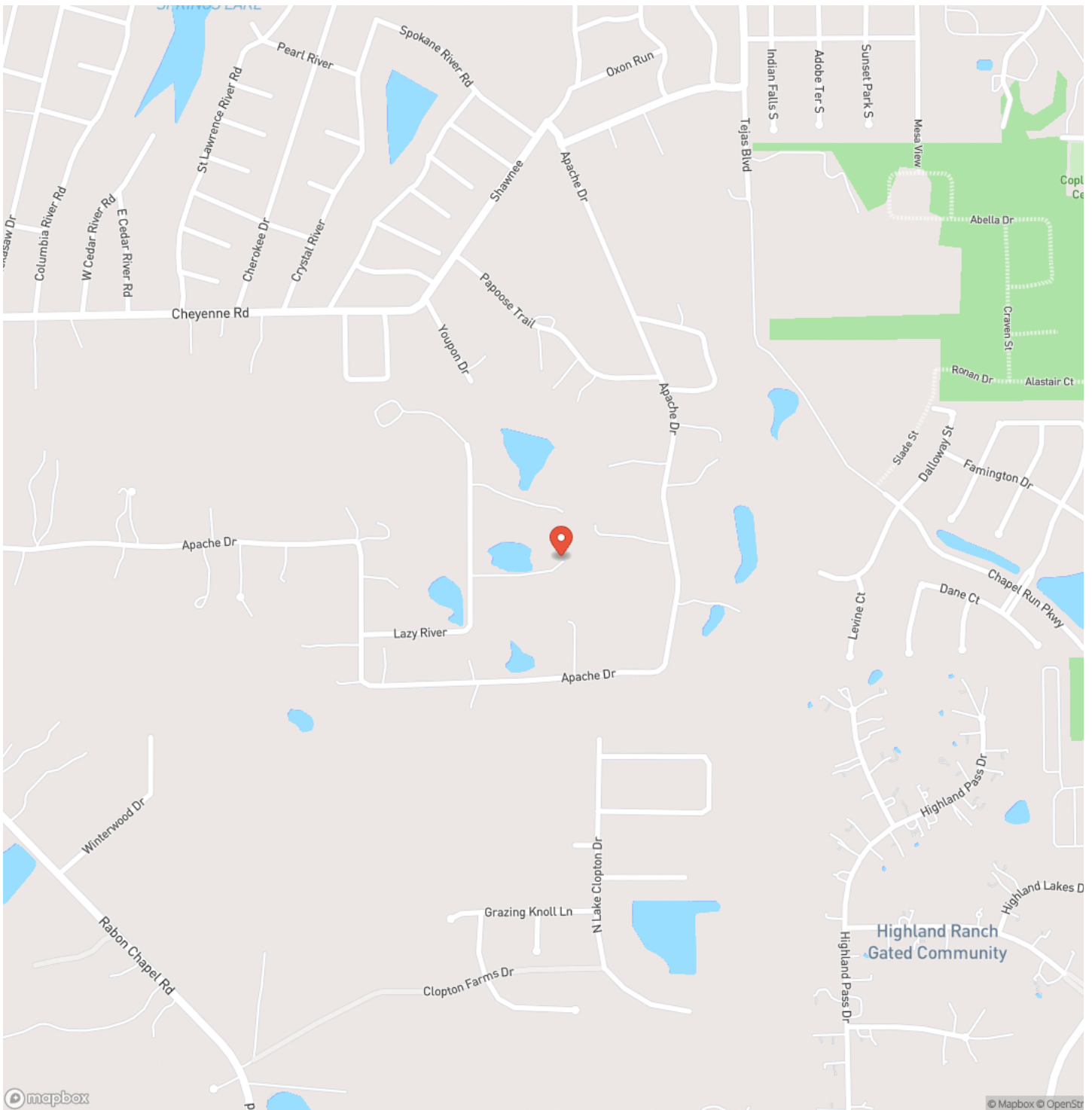
Notice to Buyers Agents:

Buyer agents must make first contact and be present for all showings.

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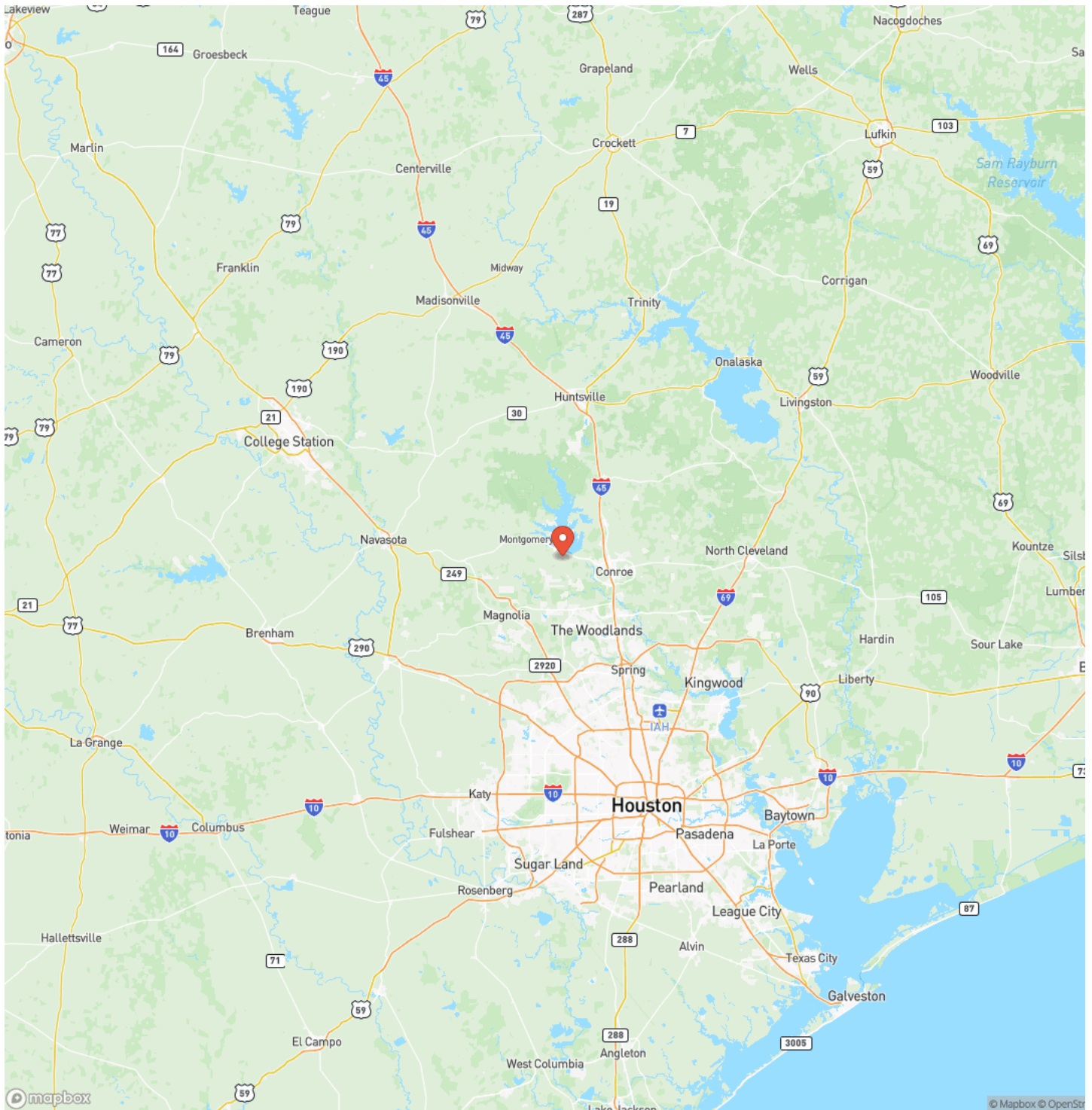


Locator Map



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Locator Map

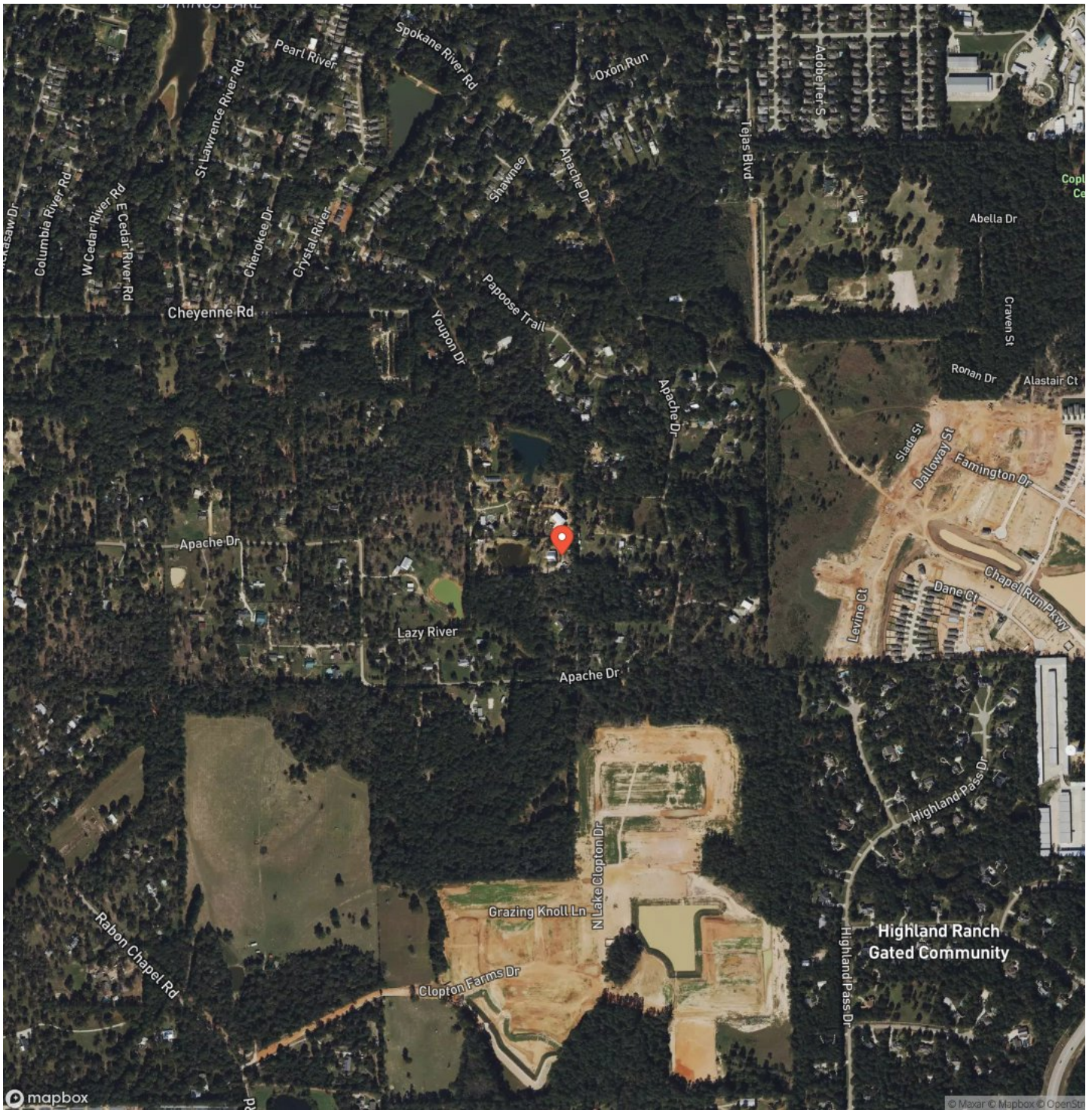


MORE INFO ONLINE:

Mockranches.com

3200 Lazy River, Montgomery, Texas, 77316
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Kyle Lauhoff

Mobile

(281) 743-0232

Email

kylelauhoff@mockranches.com

Address

City / State / Zip

NOTES

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DISCLAIMERS

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

Mock Ranches Group at Keller Williams Realty
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Mockranches.com
