

ABOUT THE AREA

MONTGOMERY, TEXAS

MONTGOMERY

Historic Charm with Modern-Day Ease

Known as the birthplace of the Texas flag, Montgomery blends small-town heritage with everyday convenience. Quaint shops, local dining, and a strong sense of community give the city its timeless charm, while nearby amenities keep life easy and connected.

Residents enjoy close proximity to Lake Conroe, scenic parks, and year-round outdoor recreation, along with quick access to FM 1488, Highway 105, and Highway 249. Zoned to Montgomery and Conroe ISDs and surrounded by growing development, Montgomery offers a relaxed lifestyle with room to grow—without losing its roots.



SHADY OAK ESTATES

Acreage Living with Convenience

Shady Oak Estates is a quiet, lightly wooded community in Montgomery, offering spacious acre-plus homesites and a relaxed, residential atmosphere. The neighborhood is deed-restricted and thoughtfully maintained, preserving its long-term character while allowing homeowners the freedom that comes with larger properties.

Tucked away yet conveniently located near Hwy 249 / Aggie Expressway, Shady Oak Estates provides easy access to shopping, dining, and major destinations like The Woodlands—making it ideal for those who value privacy without sacrificing connectivity. The result is a rare blend of space, tranquility, and accessibility.





Features & Upgrades

24500 COUNTRY OAKS BLVD

Property Overview

- Situated on approximately 2 lightly wooded acres
- Private setting with room to spread out and grow
- Combination of cleared and wooded areas offering flexibility and privacy
- Easy access to Hwy 249 / Aggie Expressway for commuting and travel

Interior Highlights

- Recently refreshed interior with new flooring throughout
- Fresh interior paint creating a clean, welcoming feel
- Generous living areas designed for everyday comfort and gatherings
- Flexible layout offering multiple uses for living, dining, and work-from-home needs

A photograph of a white, single-story house with a dark roof and a large deck. On the deck, there is a dining table with four chairs and a large patio umbrella. The house has several windows with dark shutters. The background shows green trees and a clear sky.

Features & Upgrades

24500 COUNTRY OAKS BLVD

Kitchen & Dining

- Kitchen featuring freshly painted cabinetry and new hardware
- Center island providing prep space
- Adjacent dining area with easy flow to kitchen and living spaces

Primary Suite

- Spacious primary bedroom offering privacy and comfort
- Double-door, oversized walk-in closet
- En-suite bathroom with:
 - Jetted garden tub
 - Separate shower

Storage & Utility

- Large storage shed
- Utility room located inside the home



24500 COUNTRY OAKS BLVD, MONTGOMERY, TX 77316

AREA REPORT



CONVENIENT

This home is in a **convenient** area. Some daily errands in this location **require a car** and most major services are within **5** miles.



GAS



ATM



GROCERIES



PHARMACY



MEDICAL



3.3
MILES

3.3
MILES

3.8
MILES

3.9
MILES

4.1
MILES



COFFEE



GYM



CLEANERS

4.7
MILES

4.7
MILES

4.2
MILES



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OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	GOLF COURSE GRAND LAKE ESTATES GOLF COURSE	5.5 MILES
	LAKE LAKE APACHE	9.2 MILES
	PARK SHAMROCK PARK CCF 12	9.3 MILES


WITHIN
10 MILES

6
GOLF COURSES

1
LAKE

1
PARK



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FOOD REPORT



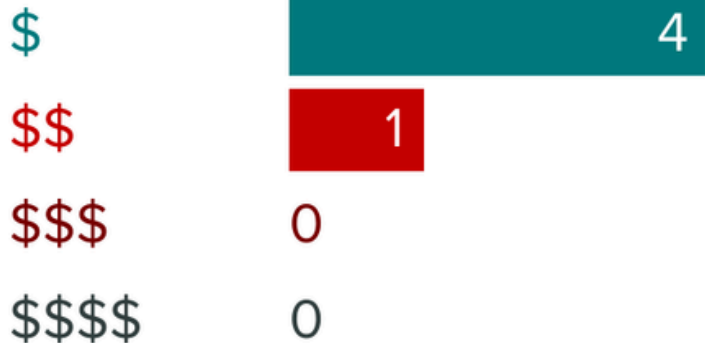
NEIGHBORHOOD EATS

This home is located near **5** moderately priced restaurants and has an **average** variety of cuisines.

6



WITHIN 5 MILES



GOOD EATS BY CATEGORY

FAST FOOD	2
MEXICAN	1
ASIAN	1
ITALIAN	1
AMERICAN	1



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SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area.

PK-4

MAGNOLIA
ELEMENTARY SCHOOL
ASSIGNED

7
RATING

5-6

MAGNOLIA
INTERMEDIATE SCHOOL
ASSIGNED

8
RATING

7-8

MAGNOLIA JUNIOR
HIGH SCHOOL
ASSIGNED

8
RATING

