

Property Highlights: 318 Bayshore Drive

Waterfront Living on Lake Conroe

Situated within the gated community of South Shore Estates, this home offers a private waterfront setting with convenient access to Lake Conroe. Enjoy the tranquility of lakeside living while remaining close to premier golf, dining, shopping, healthcare, and major travel routes.

Nearby Golf & Country Clubs

- Walden on Lake Conroe Golf Club – 10 minutes
- April Sound Country Club – 10 minutes
- Bentwater Yacht & Country Club – 20 minutes
- Grand Pines Golf Club – 25 minutes

Marinas & Lake Access

- Safe Harbor Walden Marina – 10 minutes
- April Plaza Marina – 10 minutes
- Bentwater Marina – 20 minutes
- Public Lake Conroe Access – Within minutes

Dining & Entertainment

- Historic Downtown Montgomery – 10 minutes
- Waterpoint Shopping & Dining District – 10 minutes
- Margaritaville Lake Resort – 15 minutes
- Numerous waterfront restaurants and local dining destinations throughout the Lake Conroe area.

Shopping & Everyday Essentials

- Kroger Marketplace – 10 minutes
- Brookshire Brothers – 10 minutes
- Walmart Supercenter – 15 minutes
- Montgomery Town Center – 10 minutes

Healthcare

- HCA Houston Healthcare Conroe – 30 minutes
- St. Luke's Health – The Woodlands Hospital – 35 minutes
- Houston Methodist The Woodlands Hospital – 40 minutes

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Business & Travel

- TX-105 – 5 minutes
- Historic Downtown Montgomery – 10 minutes
- Downtown Conroe – 25 minutes
- The Woodlands Town Center – 35–40 minutes
- ExxonMobil Campus – 40–45 minutes
- George Bush Intercontinental Airport (IAH) – 55–60 minutes
- Downtown Houston – Approximately 1 hour

Why Buyers Love This Location

- ✓ Gated waterfront community
- ✓ Convenient access to Lake Conroe
- ✓ Close proximity to golf courses, marinas, and country clubs
- ✓ Minutes from Historic Downtown Montgomery
- ✓ Easy access to TX-105 for commuting throughout Montgomery County and the Greater Houston area
- ✓ Peaceful lakeside setting with nearby shopping, dining, and everyday conveniences

 **Drive times are approximate and may vary based on traffic conditions. Buyers are encouraged to independently verify locations, travel times, memberships, amenities, and availability of nearby services.** 