COMPASS

APRIL SOUND

# 119 Springs Edge Drive

3 BD 2 BA 3431 SF



ANDREA CURRAN TEAM







Tucked under mature trees in April Sound, 119 Springs Edge feels like a getaway.
Golf in the morning, Lake Conroe in the afternoon, and your own pool by evening. April Sound is easygoing, and so are the neighbors: friendly, helpful, and quick to include you. Inside the guarded gates are a highly regarded golf club, tennis, pickleball, gym, marina, pools, and event center. Affordable luxury, minus the stuffiness. Club membership is required with ownership.

The private setting has a pool and spa, outdoor kitchen, outdoor living space, and a fire pit added May 2025. Inside, high ceilings and slate floors carry through an open plan with a fireplace, formal dining, and an island kitchen with butcher block. The large primary suite and most bedrooms are down, with an optional bedroom up. Game room, flex space, custom closets, and ample parking.

Updates: two AC units with UV cleaning (Aug 2025), pool filters (May 2026), primary accent lighting (June 2026), and main pool pump (Aug 2026).



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