$630,000.00

1 EDGEWOOD CT, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Location is everything & the extended yard is huge beyond the gate. Nestled in prestigious Bentwater; your future home is a show stopping 4BR & 4 Bath home on a hill w/breathtaking lake views. Natural light floods this open floor plan, providing a soothing ambiance for entertaining. Luxurious hardwood floors & soaring ceilings are a [...]

Rooms & Units Description

Property title: 1 Edgewood Montgomery Texas 77356

Room Count: 9

Room Description: 1 Living Area,Breakfast Room,Family Room,Formal Dining,Guest Suite,Home Office/Study,Utility Room in House

Beds Max: 4

Bed Room Description: 1 Bedroom Down - Not Primary BR,2 Bedrooms Down,En-Suite Bath,Primary Bed - 2nd Floor,Sitting Area,Walk-In Closet

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Primary Bath: Tub/Shower Combo,Secondary Bath(s): Double Sinks,Secondary Bath(s): Tub/Shower Combo

Photo Count: 22

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 669900.00

Key Map: 124H

Vac Rental: Not Allowed

Property Details

Parcel Number: 2615-04-01500

Lot Desciption: Corner,Cul-De-Sac,In Golf Course Community,Water View

Style: Mediterranean,Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 204.61

Acres: 0.3558

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 1.5

Floors: Terrazo,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Patio/Deck,Porch,Side Yard,Sprinkler System,Subdivision Tennis Court

Interior: Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Split Level

Roof: Composition

Foundation: Slab

Garage Desc: Oversized Garage

No Of Garage Cap: 2

Heat System: Central Electric

Cool System: Central Electric

Fireplace Description: Wood Burning Fireplace

Fireplaces Number: 1

Energy: Ceiling Fans,Energy Star Appliances,Energy Star/CFL/LED Lights,Energy Star/Reflective Roof,High-Efficiency HVAC,HVAC>13 SEER,Insulation - Spray-Foam,Radiant Attic Barrier

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Convection Oven,Electric Oven,Single Oven

Dishwasher: 1

Water Sewer: Water District

Countertops: granite

Microwave: 1

Golf Course: Bentwater Country Club

Siding: Stone,Stucco

Water Amenity: Lake View, Lake View

Fees & Taxes

Tax Rate: 2.1142

Tax Amount: 9015

Tax Year: 2022

Maint Fee Includes: Other

Other Mandatory Fee: Monthly Club Membership

Fee Other: 1

Fee Other Amount: $2165 Transfer Fee + ($173 -$776)

Basics

Baths Full: 4

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-29T11:10:38.263

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: I 45 to Exit 94. Fm 1097 approx. .7.5 miles, Turn Left on Bentwater Drive.Turn left on Edgewood Drive, left on Edgewood Court. First house on the right on the corner. Driveway access from Edgewater Drive or Edgewood Court.

School Elementary: LINCOLN ELEMENTARY SCHOOL (MONTGOMERY)

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

School High: MONTGOMERY HIGH SCHOOL

Subdivision: Bentwater

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77356

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Mud,Sellers Disclosure

Disposal: 1

Exclusions: Garage Cabinets, storage racks

Exemptions: Homestead,,,,,,,,,,

Finance Available: Cash Sale,Conventional,VA

Range Type: Electric Cooktop

Legal: S261504 - BENTWATER 04, BLOCK 2, LOT 6, 7-A

Legal Subdivision: Bentwater

DOM: 56

Courtesy of

List Office Name: Keller Williams Realty-Clear - Clear Lake/ NASA