

$750,000.00

106 BALLANTYNE CT, MONTGOMERY, TX 77316, USA

https://bunkerhillhomes.com

Tucked behind a forested esplanade, on a .43 Acre cul-de-sac lot, this exquisite One-Story overflows with beautiful selections & a design that lets you have it all! Includes every gathering space that adds pleasure to entertaining & your daily routine (Media, GameRm, Study, Large Covered Patio). Grand scale main living spaces surround a dazzling Kitchen […]

Rooms & Units Description

Property title: 106 Ballantyne Montgomery Texas 77316

Room Count: 15

Room Description: Family Room,Formal Dining,Gameroom Down,Guest Suite,Home Office/Study,Living Area - 1st Floor,Media,Utility Room in House

Beds Max: 5

Bed Room Description: All Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Soaking Tub,Vanity Area

Master Planned Community: Woodforest Development

Photo Count: 27

HOA Mandatory: 1

Original List Price: 750000.00

Green Certification: Energy Star Qualified Home,Environments for Living,Home Energy Rating/HERS

Vac Rental: Not Allowed

Garage Dimension: 33 x 30

Property Details

Parcel Number: 9652-52-03000

Lot Desciption: In Golf Course Community,Subdivision Lot,Wooded

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Coventry Homes

Price Sq Ft List: 209.15

Acres: 0.43

Acres Desciption: 1/4 Up to 1/2 Acre

Dwelling Type: Free Standing

Stories: 1

Floors: Carpet,Tile,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

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

Interior: Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Refrigerator Included,Wired for Sound

Roof: Composition

Foundation: Slab

Garage Carport: Auto Garage Door Opener,Double-Wide Driveway

Garage Desc: Tandem

No Of Garage Cap: 4

Heat System: Central Gas,Wall Heater,Zoned

Cool System: Central Electric,Zoned

Pool Area: 1

Fireplace Description: Gas Connections,Gaslog Fireplace

Fireplaces Number: 1

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Radiant Attic Barrier

Kitchen Desc: Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Double Oven,Gas Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Countertops: Quartz

Microwave: 1

Golf Course: Woodforest Golf Club at Fish Creek

Siding: Brick

Fees & Taxes

Tax Rate: 2.5

Tax Amount: 14250

Tax Year: 2022

Maint Fee Includes: Clubhouse,Grounds,Recreational Facilities

Other Mandatory Fee: Transfer/Capitalization fee

Fee Other: 1

Fee Other Amount: $275.00/.5%

Basics

Baths Full: 4

Year Built Src: Appraisal District

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: I-45 N, Exit FM 1488. Go West 7 miles. Rt on Honea Egypt & continue for 1-mile, staying to the rt on Sendera Ranch Dr. Rt onto Woodforest Pkwy South to enter Woodforest. Left Ballantyne Dr. Quick Left Ballantyne Ct.

School Elementary: LONE STAR ELEMENTARY SCHOOL (MONTGOMERY)

School Middle: OAK HILL JUNIOR HIGH SCHOOL

School High: LAKE CREEK HIGH SCHOOL

Subdivision: Woodforest

Geo Market Area: Conroe Southwest

State: Texas

Zip: 77316

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Master Planned Community YN: 1

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Gas Dryer Connections,Washer Connections

Disclosures: Exclusions,Mud,Sellers Disclosure

Disposal: 1

Exclusions: Stone bunnies

Exemptions: Homestead

Finance Available: Cash Sale,Conventional,VA

Range Type: Gas Cooktop

Legal: WOODFOREST 52, BLOCK 1, LOT 30

Legal Subdivision: Woodforest 52

DOM: 5

Courtesy of

List Office Name: Martha Turner Sotheby's International Realty