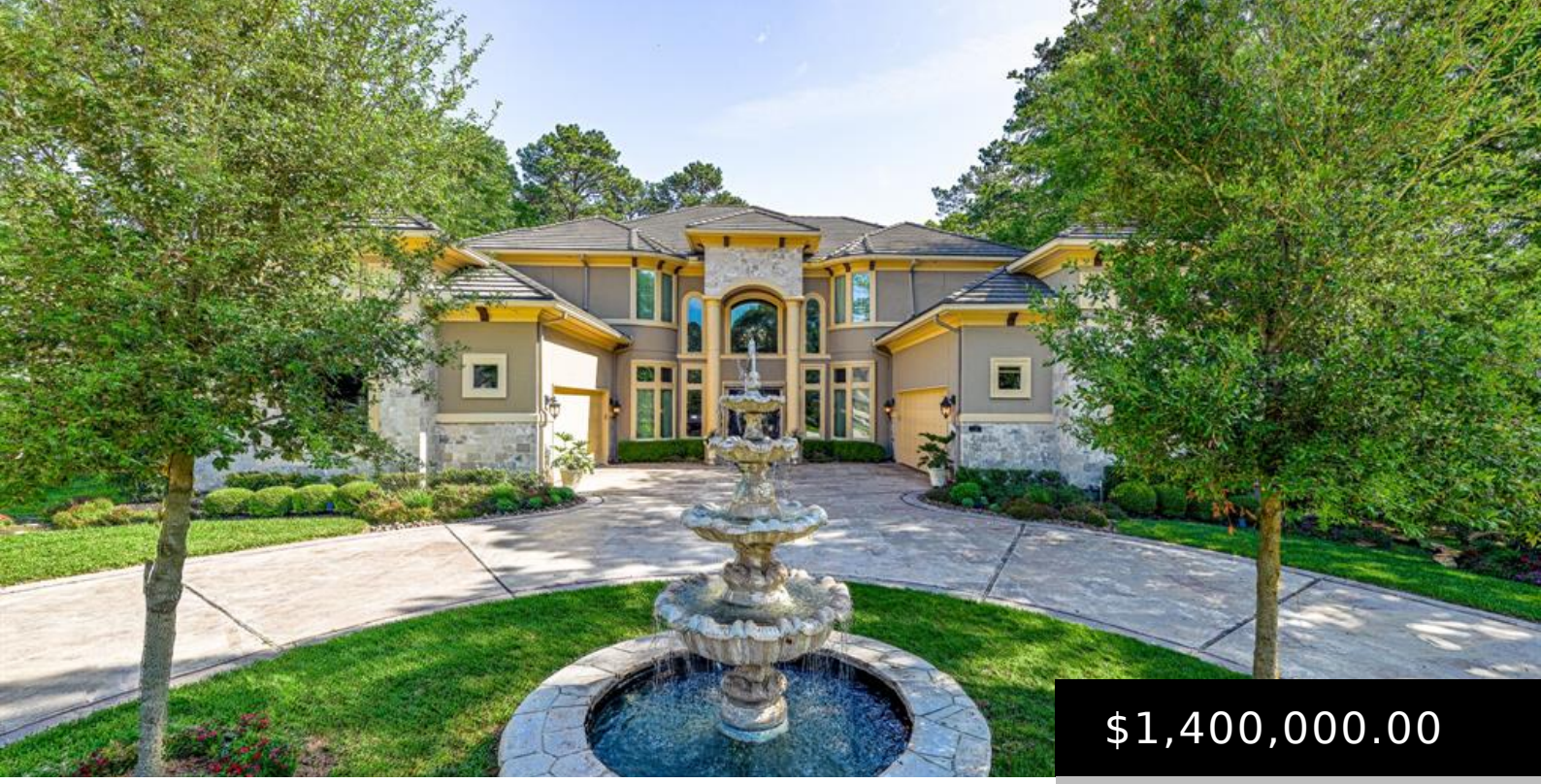


$1,400,000.00

## 115 PINE BLUFF DR, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

On the grand scheme of life, this house will captivate you. From your first impression driving up to the wow factor when you open the front door….this home will stagger you. Look at those stairs (and there IS an elevator!) – it makes you want to put on a long flowing gown and make a […]

## Rooms & Units Description

**Property title:** 115 Pine Bluff Montgomery Texas 77356

**Room Count:** 12

**Room Description:** 1 Living Area,Breakfast Room,Formal Dining,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Media,Utility Room in House

**Beds Max:** 4

**Bed Room Description:** 2 Primary Bedrooms,En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo,Vanity Area

**Master Planned Community:** Bentwater

**Photo Count:** 50

**Subdivision Lake Access YN:** 1

**HOA Mandatory:** 1

**Original List Price:** 1400000.00

**Key Map:** 124D

## Property Details

**Parcel Number:** 2615-80-00300

**Lot Desciption:** Greenbelt,In Golf Course Community,Subdivision Lot

**Style:** Mediterranean

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 213.58

**Acres:** 0.3303

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

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Travertine,Wood

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Exterior:** Back Green Space,Back Yard,Balcony,Controlled Subdivision Access,Patio/Deck,Screened Porch,Spa/Hot Tub,Sprinkler System,Subdivision Tennis Court

**Interior:** 2 Staircases,Alarm System - Owned,Balcony,Central Vacuum,Crown Molding,Drapes/Curtains/Window Cover,Elevator,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Refrigerator Included,Spa/Hot Tub,Wet Bar,Wired for Sound

**Roof:** Tile

**Foundation:** Slab

**Garage Carport:** Additional Parking,Auto Garage Door Opener,Circle Driveway

**Garage Desc:** Attached Garage,Oversized Garage

**No Of Garage Cap:** 4

**Heat System:** Central Gas,Zoned

**Cool System:** Central Electric,Zoned

**Pool Area:** 1

**Pool Private:** 1, In Ground,Salt Water

**Fireplace Description:** Gaslog Fireplace

**Fireplaces Number:** 2

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Rigid Foam,North/South Exposure,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

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

**Dishwasher:** 1

**Water Sewer:** Water District

**Countertops:** Granite

**Microwave:** 1

**Golf Course:** Bentwater Country Club

**Siding:** Stone,Stucco

## Fees & Taxes

**Tax Rate:** 2.0081

**Tax Amount:** 11926

**Tax Year:** 2022

**Other Mandatory Fee:** POA Transfer Fee / Social Monthly Dues

**Fee Other:** 1

**Fee Other Amount:** 712/181

## Basics

**Baths Full:** 4

**Baths Half:** 3

**Year Built Src:** Appraisal District

## Location Details

**Area:** 39

**County Or Parish:** Montgomery

**School District:** 37 - Montgomery

**Directions:** I-45 North exit FM 1097, Left on FM 1097, Left on Bentwater Drive, thru manned gate, Right on Pine Bluff. Home is on the Right.

**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

**Master Planned Community YN:** 1

**Realist Block:** Deed Restrictions

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

**Disclosures:** Mud,Sellers Disclosure

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Range Type:** Gas Cooktop

**Legal:** S261580 - BENTWATER 80, BLOCK 2, LOT 2

**Legal Subdivision:** BENTWATER

**Access:** Manned Gate

**DOM:** 64

## Courtesy of

**List Office Name:** RE/MAX Integrity II

