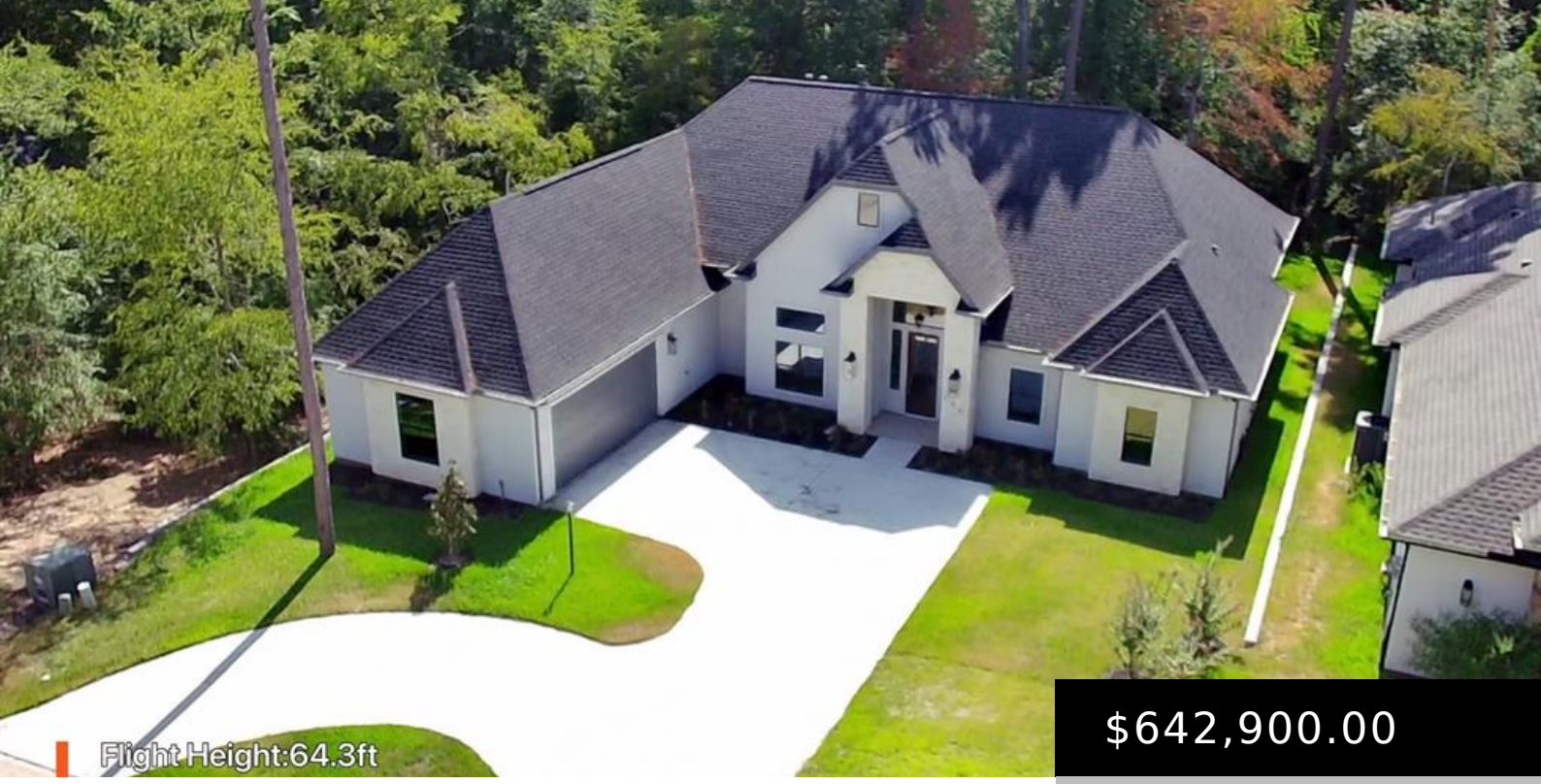


$642,900.00

141 PINE BRANCH DR, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Looking for Privacy? Come see this New home with picturesque treed backyard backdrop. Large open floorplan w/4 Bedrooms and 4 full baths. Ceramic tiles throughout the entire house. High Ceiling and 8′ door throughout the entire house. Wood look tile floor tiles in all living and bedroom areas. Built in cabinetry in the family room [...]

Rooms & Units Description

Property title: 145 Pine Branch Montgomery Texas 77356

Room Count: 8

Room Description: 1 Living Area,Family Room,Home Office/Study,Utility Room in House

Bed Room Description: 2 Primary Bedrooms,All Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Primary Bed - 2nd Floor,Split Plan,Walk-In Closet

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

Master Planned Community: Bentwater

Photo Count: 23

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 642900.00

Completed Construction Date: 2023-06-01

Key Map: 124C

Garage Dimension: 30X21

Property Details

Parcel Number: 2615-40-01800

Lot Desciption: In Golf Course Community,Subdivision Lot

Lot Dimention: 80X130

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Greysky

Price Sq Ft List: 217.56

Acres: 0.2388

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

New Construction: 1

New Construction Desc: Never Lived In

Stories: 1

Floors: Tile

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Covered Patio/Deck,Exterior Gas Connection,Not Fenced,Porch,Sprinkler System,Subdivision Tennis Court

Interior: Formal Entry/Foyer,High Ceiling

Roof: Composition

Foundation: Pier & Beam

Garage Carport: Auto Garage Door Opener,Circle Driveway,Double-Wide Driveway,Golf Cart Garage

Garage Desc: Attached Garage,Oversized Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Gas Connections

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,Insulated/Low-E windows

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pantry,Pot Filler,Pots/Pans Drawers,Soft Closing Cabinets,Soft Closing Drawers,Walk-in Pantry

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Water District

Countertops: Quartz

Microwave: 1

Golf Course: Bentwater Country Club

Siding: Stone,Stucco

Fees & Taxes

Tax Rate: 2.0081

Tax Amount: 580

Tax Year: 2022

Maint Fee Includes: Clubhouse,Grounds,On Site Guard

Other Mandatory Fee: $470 Transfer fee, $2,167 CC Transfer Fee

Fee Other: 1

Fee Other Amount: Transfer

Basics

Baths Full: 4

Year Built Src: Builder

Completion Date: 2023-08-11

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: from I-45 go west on FM1097 to Bentwater Drive. Turn right at the 1st street on the right onto Pine Bluff, go to the end turn left house on be on the right.

School Elementary: LINCOLN ELEMENTARY SCHOOL (MONTGOMERY)

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

School High: MONTGOMERY HIGH SCHOOL

Subdivision: Bentwater 40

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

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,Investor,Owner Financing,USDA Loan,VA

Range Type: Gas Cooktop

Legal: S261540 - BENTWATER 40, BLOCK 1, LOT 18

Courtesy of

List Office Name: Ausmus Premier Properties, LLC