$775,000.00

16 WATERBERRY WAY, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Golf course home on Miller 6 fairway in the desirable Bentwater community. Waterberry Way is a quiet street with a Cul De Sac. Home features one story living with a bonus room upstairs which makes an excellent game room. Recent remodel allowed for a floorplan that has an open flow between living room, kitchen and […]

Rooms & Units Description

Property title: 16 Waterberry Montgomery Texas 77356

Room Count: 9

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

Beds Max: 4

Bed Room Description: All Bedrooms Down,Primary Bed - 1st Floor

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

Master Planned Community: Bentwater

Photo Count: 31

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 799000.00

Key Map: 124F

Vac Rental: Not Allowed

Property Details

Parcel Number: 2615-63-03100

Lot Desciption: In Golf Course Community,On Golf Course

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 246.82

Acres: 0.2571

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

Dwelling Type: Free Standing

Stories: 1

Floors: Carpet,Tile

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

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

Interior: Drapes/Curtains/Window Cover,Formal Entry/Foyer,High Ceiling

Roof: Composition

Foundation: Slab

Garage Carport: Golf Cart Garage

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Electric

Cool System: Central Gas

Pool Private: 1, Gunite,Heated,Salt Water

Fireplace Description: Gas Connections

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,Tankless/On-Demand H2O Heater

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Walk-in Pantry

Oven Type: Double Oven,Gas Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Countertops: Granite

Golf Course: Bentwater Country Club

Siding: Brick

Fees & Taxes

Tax Rate: 2.1142

Tax Amount: 12594

Tax Year: 2022

Maint Fee Includes: Grounds,Limited Access Gates

Other Mandatory Fee: Social Membership/Transfer Fee

Fee Other: 1

Fee Other Amount: 176

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-16T13:26:12.080

Location Details



Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: I45 Exit FM 1097 West (go left), use the Bentwood Drive gate entrance, stay on Bentwood until right on Bentwater Dr., then left on Waterberry Way is the third home on the left.

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

Range Type: Gas Cooktop

Legal: BENTWATER 63, BLOCK 3, LOT 1

Legal Subdivision: Bentwater

Access: Manned Gate

DOM: 193

Courtesy of

List Office Name: Coldwell Banker Realty