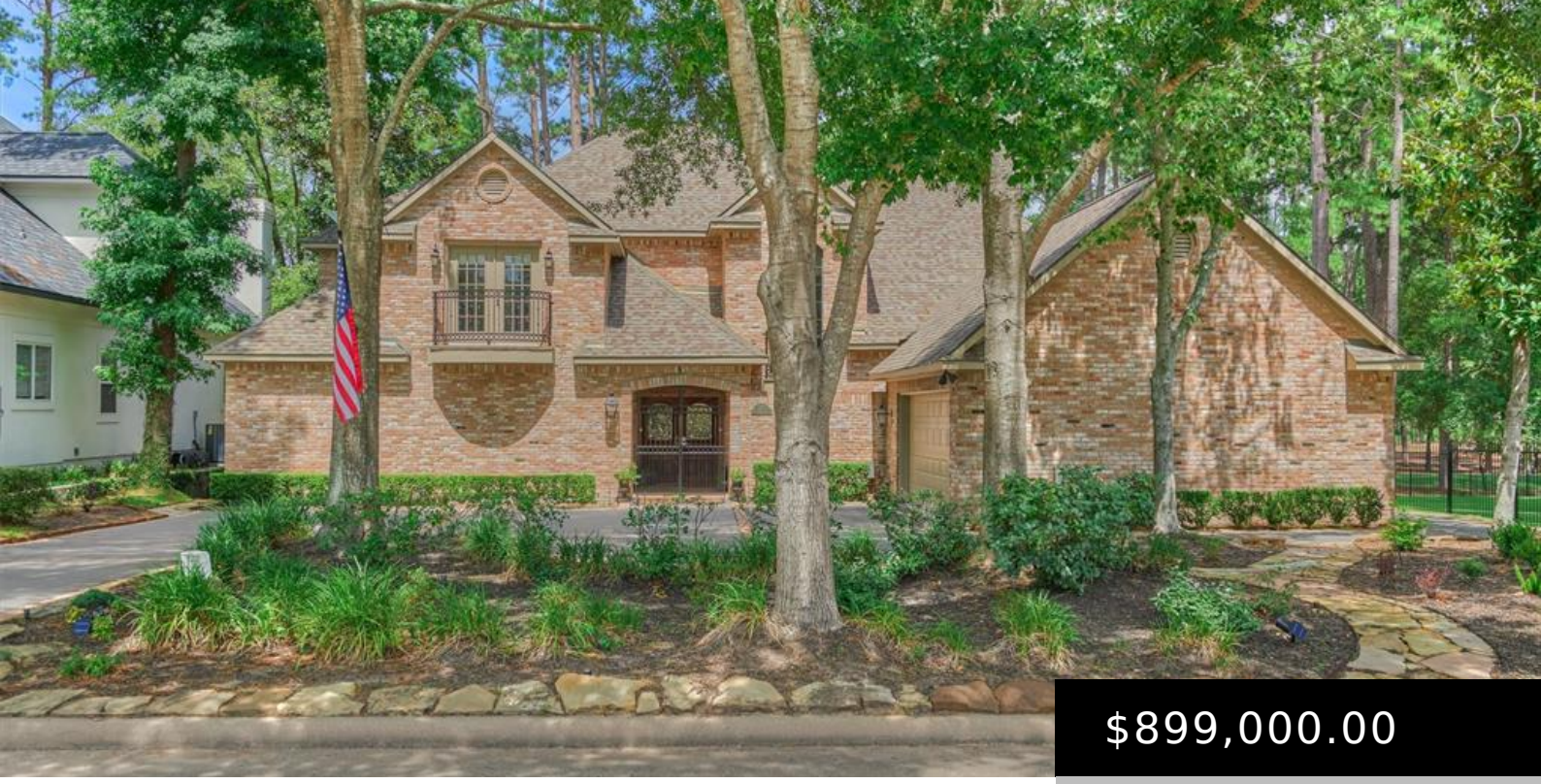


$899,000.00

2024 BENTWATER DR, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

ULTIMATE TRANQUILITY in this exquisite custom on triple-deep golf course lot w/breathtaking lake views towards Evans Cove on Lake Conroe! Pictures don’t do this masterpiece justice on almost 1/2 ac. lot in Houston’s premier gated, waterfront/golf community! Supreme architecture in this classic home w/French details w/full brick exterior, motor court driveway, courtyard entry w/separate guest […]

Rooms & Units Description

Property title: 2024 Bentwater Montgomery Texas 77356

Room Count: 12

Room Description: Breakfast Room,Den,Formal Dining,Formal Living,Gameroom Up,Guest Suite,Home Office/Study,Living Area - 1st Floor,Living Area - 2nd Floor,Utility Room in House

Beds Max: 5

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

Master Bath Desc: Bidet,Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Double Sinks,Secondary Bath(s): Separate Shower,Secondary Bath(s): Soaking Tub,Two Primary Baths,Vanity Area

Master Planned Community: Bentwater

Photo Count: 50

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 940000.00

Key Map: 124F

Property Details

Parcel Number: 2615-44-00300

Lot Desciption: Greenbelt,In Golf Course Community,On Golf Course,Water View

Style: French,Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Custom

Price Sq Ft List: 215.64

Acres: 0.461

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

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Tile

Restrictions: Deed Restrictions,Restricted, Deed Restrictions,Restricted

Property Features

Exterior: Back Green Space,Back Yard,Balcony,Controlled Subdivision Access,Patio/Deck,Porch,Side Yard,Sprinkler System,Subdivision Tennis Court

Interior: Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Dryer Included,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Refrigerator Included,Washer Included,Wet Bar

Roof: Composition

Foundation: Slab

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

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Electric

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Wood Burning Fireplace

Fireplaces Number: 1

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Other Energy Features,Tankless/On-Demand H2O Heater

Kitchen Desc: Breakfast Bar,Instant Hot Water,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Reverse Osmosis,Second Sink,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Double Oven,Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Water District

Compactor: 1

Countertops: Granite/Butcher Blk

Microwave: 1

Golf Course: Bentwater Country Club

Siding: Brick

Water Amenity: Lake View, Lake View

Fees & Taxes

Tax Rate: 2.0081

Tax Amount: 14259

Tax Year: 2022

Maint Fee Includes: Clubhouse,Grounds,On Site Guard,Recreational Facilities

Other Mandatory Fee: See offer instructions for total fee breakdown

Fee Other: 1

Fee Other Amount: $597.60/$115

Basics

Baths Full: 5

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-29T11:52:37.063



Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: Heading West on FM 1097 from I-45, turn left onto Bentwater Drive; past guard gate, follow Bentwater Drive approx. 2 miles to #2024 on 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,Restricted

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Exclusions,Mud,Sellers Disclosure

Disposal: 1

Exclusions: Please see documents

Exemptions: Homestead

Finance Available: Cash Sale,Conventional

Range Type: Electric Cooktop

Legal: BENTWATER 44, BLOCK 1, LOT 3,4

Legal Subdivision: BENTWATER

Access: Manned Gate

DOM: 18

Courtesy of

List Office Name: Compass RE Texas, LLC