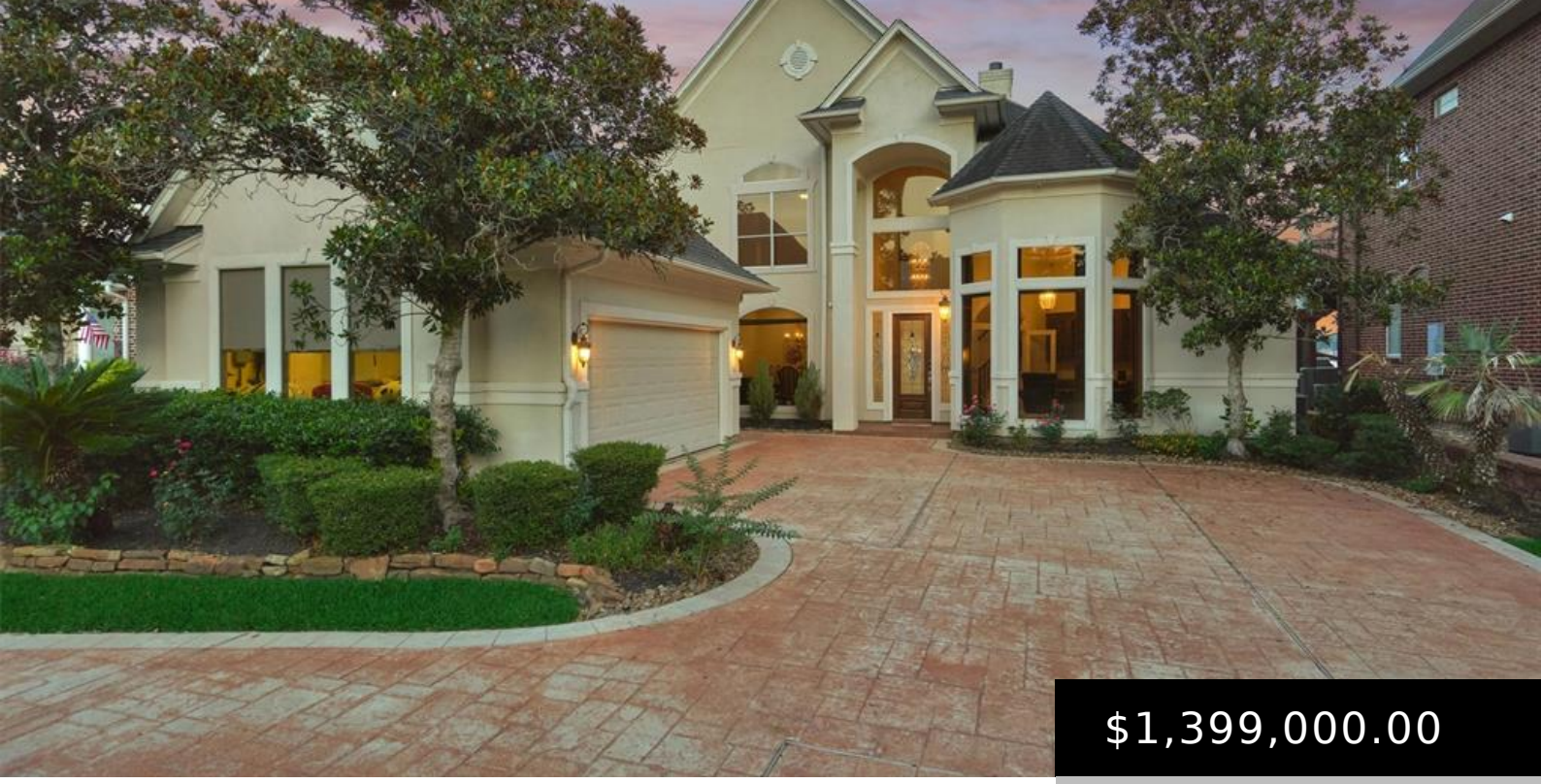


$1,399,000.00

206 WEDGEWOOD DR, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Beautiful Waterfront Home on Lake Conroe with backyard facing SE for no afternoon sun, only cool summer breezes. UPDATED paint, wood flooring, countertops & cooktop!!! Quality floorplan boasts of gourmet kitchen w/island, abundant granite countertops, gorgeous cabinetry, wine fridge, convection oven & butler pantry. Large living room space w/sunroom, carries you through to the Large [...]

Rooms & Units Description

Property title: 206 Wedgewood Montgomery Texas 77356

Room Count: 11

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

Beds Max: 4

Bed Room Description: 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,Primary Bath: Soaking Tub

Master Planned Community: Bentwater

Photo Count: 50

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 1399000.00

Key Map: 124L

Vac Rental: Not Allowed

Property Details

Parcel Number: 2615-28-00700

Lot Desciption: Cleared,In Golf Course Community,Subdivision Lot,Water View,Waterfront

Lot Dimention: 65x140

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 340.89

Acres: 0.2072

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Tile,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Yard,Controlled Subdivision Access,Patio/Deck,Porch,Subdivision Tennis Court

Interior: Balcony,Crown Molding

Roof: Composition

Foundation: Slab

Garage Carport: Additional Parking,Auto Garage Door Opener,Circle Driveway,Golf Cart Garage

Garage Desc: Attached Garage,Oversized Garage

No Of Garage Cap: 2

Heat System: Central Gas,Zoned

Cool System: Central Electric,Zoned

Pool Area: 1

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 2

Energy: Ceiling Fans,Insulation - Blown Fiberglass

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

Oven Type: Convection Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Compactor: 1

Countertops: Granite

Microwave: 1

Golf Course: Bentwater Country Club

Siding: Stucco

Water Amenity: Boat Lift,Boat Slip,Bulkhead,Lake View,Lakefront, Boat Lift,Boat Slip,Bulkhead,Lake View,Lakefront

Fees & Taxes

Tax Rate: 2.0081

Tax Amount: 18073

Tax Year: 2022

Maint Fee Includes: Limited Access Gates,Other

Other Mandatory Fee: 713/POA Transfer Fee

Fee Other: 1

Fee Other Amount: 199/Social Membership

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: I45 Nort, exit FM 1097 W and go Left to the Bentwater main entrance. Stay on Bentwater Dr. and go Left on Wedgewood. Proceed to the turn and home will be 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: Sellers Disclosure

Disposal: 1

Finance Available: Cash Sale,Conventional

Range Type: Electric Range

Legal: BENTWATER 28, BLOCK 2, LOT 2

Legal Subdivision: BENTWATER

Access: Manned Gate

DOM: 35

Courtesy of

List Office Name: BHGRE Gary Greene