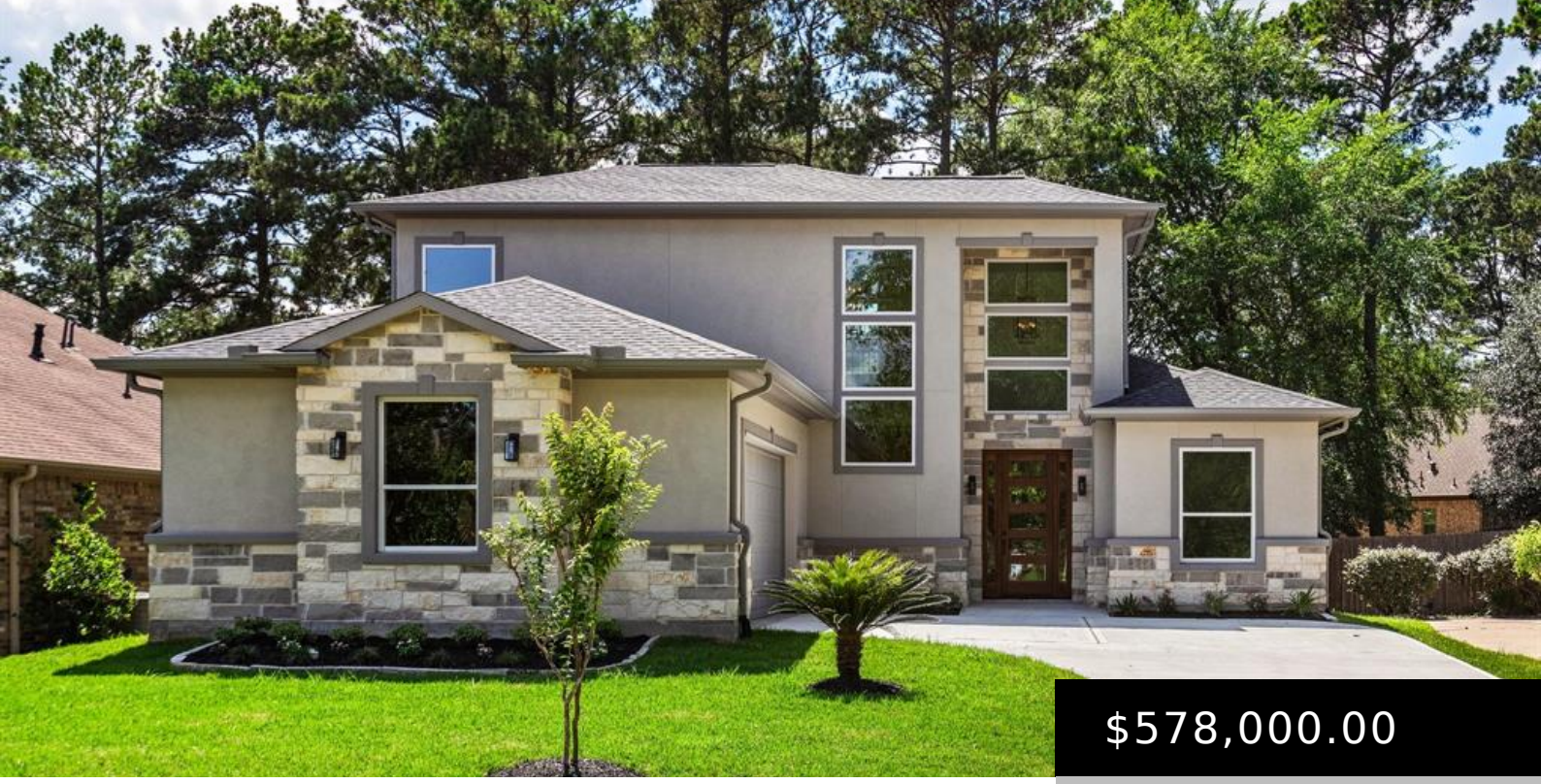


$578,000.00

## 22 CORDOVA CT, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Welcome to 22 Cordova Court, a stunning custom-built residence located in the prestigious gated neighborhood of Bentwater. This exquisite home offers a perfect blend of luxury, style, & comfort. The open concept design of this home ensures seamless flow & effortless entertaining. The kitchen is a culinary masterpiece, equipped w/ high-end appliances, ample counter space, [...]

## Rooms & Units Description

**Property title:** 22 Cordova Montgomery Texas 77356

**Room Count:** 6

**Room Description:** 1 Living Area,Breakfast Room,Family Room,Gameroom Up,Home Office/Study,Utility Room in House

**Bed Room Description:** Primary Bed - 1st Floor

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

**Master Planned Community:** Bentwater

**Photo Count:** 35

**Subdivision Lake Access YN:** 1

**HOA Mandatory:** 1

**Original List Price:** 578000.00

**Key Map:** 124G

## Property Details

**Parcel Number:** 2615-12-04200

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

**Style:** Traditional

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

**Builder Name:** Serrano SSC

**Price Sq Ft List:** 212.89

**Acres:** 0.1531

**Acres Desciption:** 0 Up To 1/4 Acre

**Dwelling Type:** Free Standing

**New Construction:** 1

**New Construction Desc:** To Be Built/Under Construction

**Stories:** 2

**Floors:** Carpet,Tile,Wood

**Restrictions:** Deed Restrictions,Restricted, Deed Restrictions,Restricted

## Property Features

**Interior:** Crown Molding,Fire/Smoke Alarm,High Ceiling,Refrigerator Included

**Roof:** Composition

**Foundation:** Slab on Builders Pier

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Gas

**Cool System:** Central Electric

**Pool Area:** 1

**Fireplace Description:** Gaslog Fireplace

**Fireplaces Number:** 1

**Kitchen Desc:** Island w/o Cooktop,Kitchen open to Family Room,Pantry

**Oven Type:** Electric Oven

**Dishwasher:** 1

**Water Sewer:** Public Sewer,Public Water

**Countertops:** Granite

**Microwave:** 1

**Golf Course:** Bentwater Country Club

**Siding:** Stone,Stucco

## Fees & Taxes

**Tax Rate:** 2.0081

**Tax Amount:** 341

**Tax Year:** 2022

**Maint Fee Includes:** Clubhouse,Limited Access Gates,Other,Recreational Facilities

**Other Mandatory Fee:** Mandatory Country Club Fee - min.

**Fee Other:** 1

**Fee Other Amount:** 215.42

## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Builder

**Completion Date:** 2023-07-23

## Location Details

**Area:** 39

**County Or Parish:** Montgomery

**School District:** 37 - Montgomery

**Directions:** From I-45, take exit for 1097/Bentwater Drive, proceed to main entrance gate, take Bentwater Drive to Monterrey Rd E, follow to Monterrey Rd W, Right on Cordova, home will be on left.

**School Elementary:** LINCOLN ELEMENTARY SCHOOL (MONTGOMERY)

**School Middle:** MONTGOMERY JUNIOR HIGH SCHOOL

**School High:** MONTGOMERY HIGH SCHOOL

**Subdivision:** Bentwater 12

**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:** Gas Dryer Connections,Washer Connections

**Disclosures:** Other Disclosures

**Disposal:** 1

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

**Range Type:** Gas Range

**Legal:** BENTWATER 12, BLOCK 3, LOT 10

**Legal Subdivision:** BENTWATER

**DOM:** 15

## Courtesy of

**List Office Name:** 316 Realty Group

