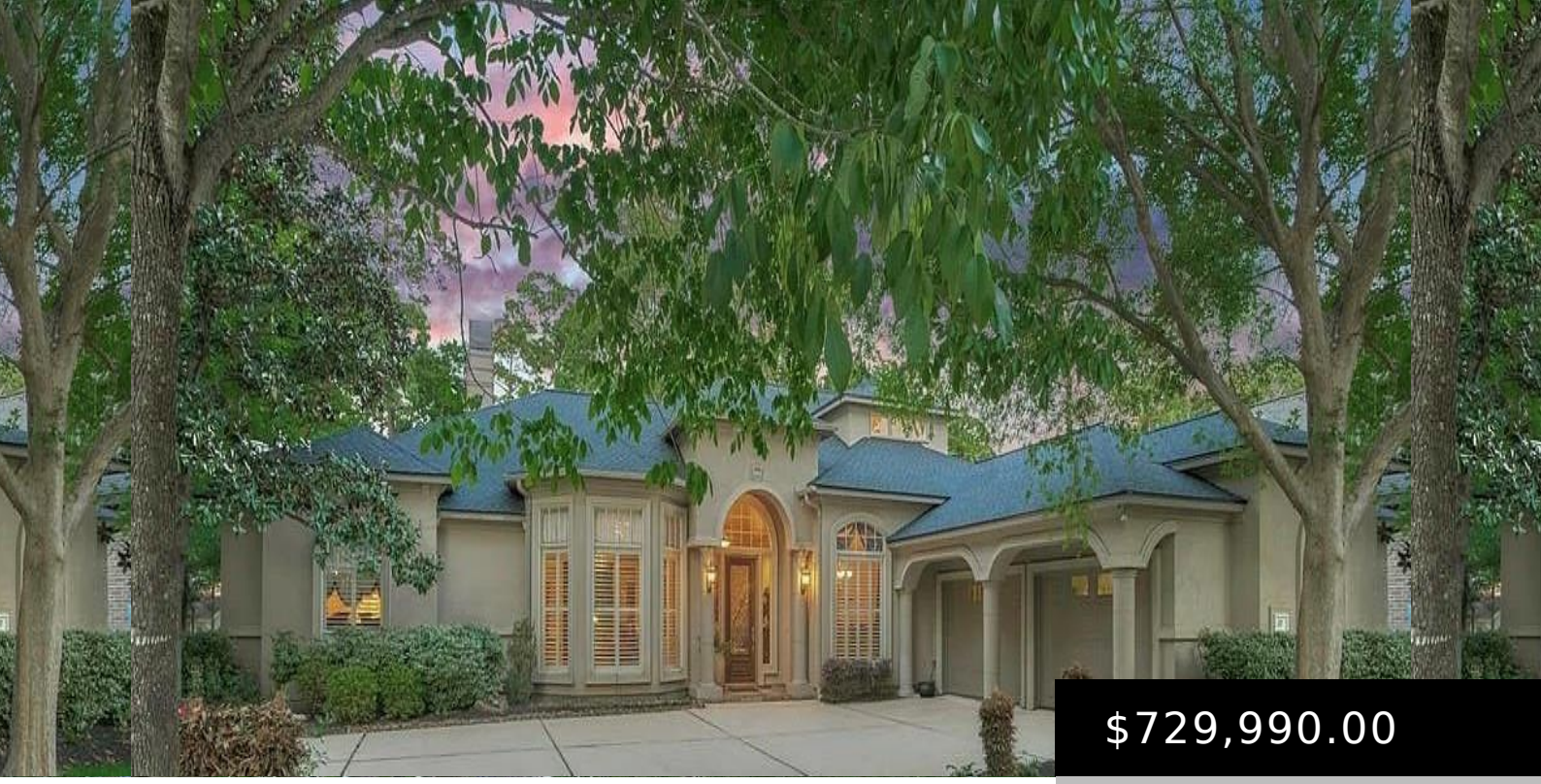


$729,990.00

## 23 FAIRWAY PARK, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

This is a rare Gem! Homes rarely list in The Estates! Take advantage & Dont let this one pass you by! Spacious 1.5 story home within the premiere Estates of Bentwater Golf Course Community on the one & only Lake Conroe! Just 6 homes away from the lake! 2 Manned gates, Tennis courts, golf courses, […]

## Rooms & Units Description

**Property title:** 23 Fairway Park Montgomery Texas 77356

**Room Count:** 6

**Room Description:** 1 Living Area,Family Room,Formal Dining,Formal Living,Gameroom Up,Home Office/Study,Kitchen/Dining Combo,Library,Living Area - 1st Floor,Living Area - 2nd Floor,Utility Room in House

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

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub

**Master Planned Community:** Bentwater

**Photo Count:** 50

**HOA Mandatory:** 1

**Original List Price:** 729990.00

**Key Map:** 124H

**Vac Rental:** Not Allowed

## Property Details

**Parcel Number:** 2615-41-01100

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

**Style:** Contemporary/Modern

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

**Price Sq Ft List:** 189.41

**Acres:** 0.2888

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

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Travertine,Wood

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

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

**Interior:** Crown Molding,Drapes/Curtains/Window Cover,Elevator Shaft,High Ceiling,Refrigerator Included,Spa/Hot Tub,Split Level

**Roof:** Composition

**Foundation:** Slab

**Garage Carport:** Auto Garage Door Opener,Double-Wide Driveway

**Garage Desc:** Attached Garage

**No Of Garage Cap:** 2

**Heat System:** Central Electric

**Cool System:** Central Electric

**Fireplace Description:** Gas Connections

**Fireplaces Number:** 1

**Energy:** Ceiling Fans,Digital Program Thermostat

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

**Oven Type:** Convection Oven,Double Oven

**Dishwasher:** 1

**Water Sewer:** Septic Tank

**Microwave:** 1

**Golf Course:** Bentwater Country Club

**Siding:** Stucco

## Fees & Taxes

**Tax Rate:** 2.0081

**Tax Amount:** 10575

**Tax Year:** 2022

**Other Mandatory Fee:** POA

**Fee Other:** 1

**Fee Other Amount:** 700

## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Appraisal District

## Location Details

**Area:** 39

**County Or Parish:** Montgomery

**School District:** 37 - Montgomery

**Directions:** From I-45 take to exit 94. Make a left onto FM 1097. Take all the way down approx 6miles or so. Make a left onto Bentwater to manned gate!

**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:** Washer Connections

**Disclosures:** Home Protection Plan,Owner/Agent,Sellers Disclosure

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional

**Range Type:** Electric Cooktop

**Legal:** BENTWATER 41, BLOCK 2, LOT 3

**Access:** Automatic Gate,Manned Gate

**DOM:** 35

## Courtesy of

**List Office Name:** The Virtual Realty Group