

$899,000.00

306 PROMENADE ST S, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

New French custom home by premier Royal Texan Homes in the prestigious gated community of Bentwater on Lake Conroe. This luxurious home features $150,000+ in upgrades & offers 3 or 4 beds, 4.5 baths & 3-car garage. The open concept living area w/vaulted ceiling, gas log fireplace & large windows offers abundant natural light. The [...]

Rooms & Units Description

Property title: 290 Promenade Montgomery Texas 77356

Room Count: 9

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

Beds Max: 4

Bed Room Description: 1 Bedroom Up,En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Split Plan,Walk-In Closet

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

Photo Count: 39

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 949000.00

Completed Construction Date: 2023-05-26

Property Details

Parcel Number: NA

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

Style: French,Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Royal Texan Homes

Price Sq Ft List: 229.10

Acres: 0.6218

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

New Construction: 1

New Construction Desc: Never Lived In

Stories: 1

Floors: Carpet,Tile,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Yard,Controlled Subdivision Access,Covered Patio/Deck,Patio/Deck,Private Driveway,Sprinkler System,Subdivision Tennis Court

Interior: Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling

Roof: Composition

Foundation: Slab

Garage Carport: Auto Garage Door Opener

Garage Desc: Attached Garage,Oversized Garage

No Of Garage Cap: 3

Heat System: Central Gas,Zoned

Cool System: Central Electric,Zoned

Pool Area: 1

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 1

Energy: Attic Fan,Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances

Kitchen Desc: Breakfast Bar,Butler Pantry,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Water District

Microwave: 1

Golf Course: Bentwater Country Club

Siding: Stucco

Fees & Taxes

Tax Rate: 2.1898

Maint Fee Includes: Clubhouse,Limited Access Gates,On Site Guard,Other,Recreational Facilities

Other Mandatory Fee: Transfer Fee/Estate Fee/Social Membership

Fee Other: 1

Fee Other Amount: 480/250/199

Basics

Baths Full: 4

Baths Half: 1

Year Built Src: Builder

Price Change Timestamp: 2023-07-11T16:06:11.693

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: From FM-1097- Turn Left onto onto Bentwater Dr, Turn Left onto Somerton Drive, Turn Right onto Edgewood Dr, Turn Right onto The Estates Dr, Turn left onto Promenade St N, home is on the Right.

School Elementary: LINCOLN ELEMENTARY SCHOOL (MONTGOMERY)

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

School High: MONTGOMERY HIGH SCHOOL

Subdivision: Bentwater 35

Geo Market Area: Lake Conroe Area

State: Texas

Zip: 77356

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections

Disclosures: Mud,Sellers Disclosure

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Cooktop

Legal: S261535 - BENTWATER 35, BLOCK 1, LOT 6

Legal Subdivision: BENTWATER

Access: Manned Gate

DOM: 60

Courtesy of

List Office Name: Keller Williams Woodlands