

$715,000.00

3013 BENTWATER DR, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Beautiful custom home overlooking #12 Fairway & green of the Miller golf course. Open & bright floorplan perfect for everyday living & entertaining. Large picture windows, tall ceilings, plantation shutter, & stunning millwork! Updated interior paint, updated light fixtures, updated stainless appliances, wood flooring, & new carpet upstairs. Recent whole house generator, BR air conditioner [...]

Rooms & Units Description

Property title: 3013 Bentwater Montgomery Texas 77356

Room Count: 11

Room Description: Breakfast Room,Den,Family Room,Formal Dining,Formal Living,Gameroom Up,Home Office/Study,Kitchen/Dining Combo,Utility Room in House

Beds Max: 4

Bed Room Description: 2 Bedrooms Down,All Bedrooms Down,Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Vanity Area

Master Planned Community: Bentwater

Photo Count: 50

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 740000.00

Key Map: 124F

Vac Rental: Not Allowed

Property Details

Parcel Number: 2615-63-01300

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

Lot Dimention: 84x140

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 183.66

Acres: 0.2694

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

Dwelling Type: Free Standing

Stories: 1.5

Floors: Carpet,Engineered Wood,Tile

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Fully Fenced,Outdoor Fireplace,Patio/Deck,Porch,Private Driveway,Spa/Hot Tub,Sprinkler System,Subdivision Tennis Court

Interior: Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling

Roof: Composition

Foundation: Slab

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

Garage Desc: Attached Garage,Oversized Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Pool Private: 1, Gunite,Heated,In Ground

Fireplace Description: Gas Connections,Gaslog Fireplace

Fireplaces Number: 1

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Insulation - Blown Fiberglass,North/South Exposure

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

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Countertops: Granite

Microwave: 1

Golf Course: Bentwater Country Club

Siding: Stucco

Fees & Taxes

Tax Rate: 2.0081

Tax Amount: 10492

Tax Year: 2022

Maint Fee Includes: Limited Access Gates,Other

Other Mandatory Fee: $713-POA Transfer Fee

Fee Other: 1

Fee Other Amount: $199/Monthly Social Membership

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-14T12:24:45.123

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: I45 N exit #94 and go west on FM1097. Take left into Bentwater on Bentwater Dr. Pass the country club and Millers Pond. Home will be farther down Bentwater Dr 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,Washer Connections

Disclosures: Sellers Disclosure

Disposal: 1

Exemptions: Homestead,,,,Senior,

Finance Available: Cash Sale,Conventional,Owner Financing,VA

Range Type: Electric Range

Legal: BENTWATER 63, BLOCK 1, LOT 13

Legal Subdivision: BENTWATER

Access: Manned Gate

DOM: 70

Courtesy of

List Office Name: BHGRE Gary Greene