

$475,000.00

370 CAMDEN HILLS W, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Pristine French Country home nestled in the prestigious gated subdivision of Bentwater on Lake Conroe. Peaceful location & quiet street, with trees behind home instead of neighbors. Bentwater has an abundance of amenities. Country club, cafe, 3 golf courses, yacht club, pools, tennis courts, work-out room, lake access, serene park w/pond, & dog park. Home […]

Rooms & Units Description

Property title: 370 Camden Hills West Montgomery Texas 77356

Room Count: 9

Room Description: 1 Living Area,Family Room,Formal Dining,Home Office/Study,Living/Dining Combo

Beds Max: 4

Bed Room Description: All Bedrooms Down,En-Suite Bath,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): Double Sinks,Secondary Bath(s): Soaking Tub,Secondary Bath(s): Tub/Shower Combo

Photo Count: 35

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 475000.00

Key Map: 124B

Vac Rental: Not Allowed

Property Details

Parcel Number: 2615-42-00800

Lot Desciption: In Golf Course Community,Wooded

Style: French

List Type: Exclusive Agency to Sell/Lease

Price Sq Ft List: 212.91

Acres: 0.1694

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 1

Floors: Carpet,Tile,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Exterior Gas Connection,Porch,Private Driveway,Side Yard,Sprinkler System,Subdivision Tennis Court

Interior: Alarm System - Owned,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling

Roof: Composition

Foundation: Slab

Garage Desc: Attached Garage,Oversized Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Gas Connections,Gaslog Fireplace

Fireplaces Number: 1

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/Reflective Roof,Insulated/Low-E windows,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

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

Oven Type: Convection Oven,Double Oven,Electric Oven

Dishwasher: 1

Water Sewer: Water District

Countertops: Quartz

Microwave: 1

Golf Course: Bentwater Country Club

Siding: Cement Board,Stucco

Fees & Taxes

Tax Rate: 2.0081

Tax Amount: 5244

Tax Year: 2022

Maint Fee Includes: Grounds,Limited Access Gates

Other Mandatory Fee: Social membership

Fee Other: 1

Fee Other Amount: 207.27 mo.

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: I-45 North to Left at Bentwater. Right at Bentwood, left at Camden Hills, first right at Hampton Glen, Which curves around into Camden Hills West. Home is on the right, white stucco with black shutters. If coming from Montgomery, take the back gate into Bentwater. Right at Camden Hills, Right at Hampton Glen, which curves around into Camden Hills West.

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

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Mud,Sellers Disclosure

Disposal: 1

Exclusions: TV’s & mounts

Exemptions: Homestead,,,,Senior,

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Cooktop

Legal: S261542 - BENTWATER 42, BLOCK 1, LOT 8

Legal Subdivision: BENTWATER

DOM: 4

Courtesy of



List Office Name: Coldwell Banker Realty