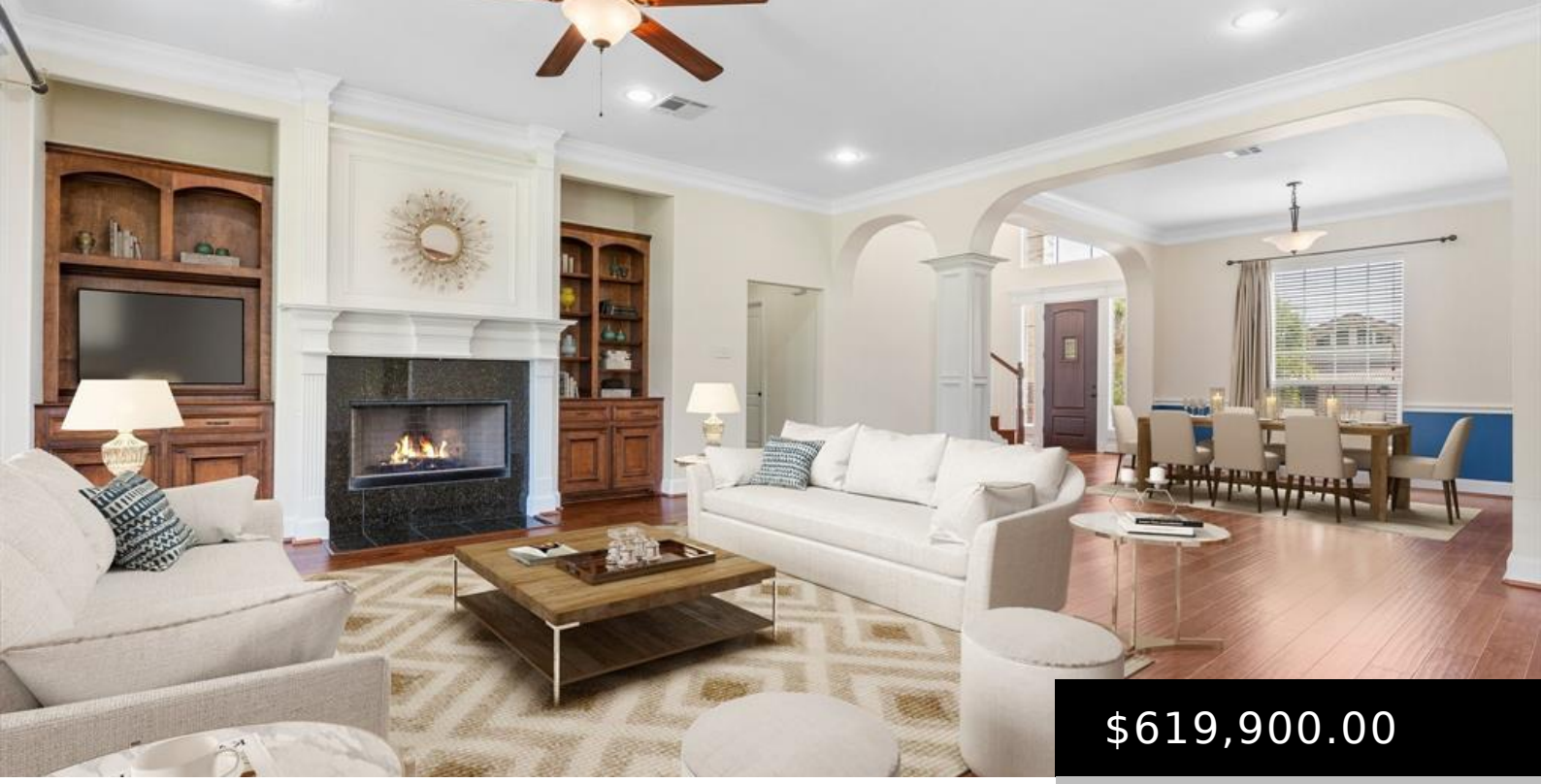


$619,900.00

440 EDGEWOOD DR, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Timelessly elegant home nestled across the shores from Lake Conroe. This home offers a captivating blend of luxury, technology and views from almost every room! For the tech savvy homeowner, this home is a dream with Alexa/Bixby/Ring controls as well as charging stations and plugs built into the kitchen counters. In addition to captivating views [...]

Rooms & Units Description

Property title: 440 Edgewood Montgomery Texas 77356

Room Count: 9

Room Description: Breakfast Room,Family Room,Formal Dining,Gameroom Up,Library,Living Area - 1st Floor,Utility Room in House

Beds Max: 4

Bed Room Description: En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Secondary Bath(s): Soaking Tub

Master Planned Community: Bentwater

Photo Count: 41

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 619900.00

Key Map: 124H

Property Details

Parcel Number: 2615-04-02400

Lot Desciption: In Golf Course Community,Water View

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 183.13

Acres: 0.26

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

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Covered Patio/Deck,Sprinkler System,Subdivision Tennis Court

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

Roof: Composition

Foundation: Slab

Garage Carport: Additional Parking

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

Energy: Energy Star Appliances,Energy Star/CFL/LED Lights,Insulation - Blown Fiberglass

Kitchen Desc: Breakfast Bar,Pantry,Soft Closing Cabinets,Soft Closing Drawers,Walk-in Pantry

Oven Type: Convection Oven,Double Oven

Dishwasher: 1

Water Sewer: Water District

Microwave: 1

Golf Course: Bentwater Country Club

Siding: Brick

Water Amenity: Lake View, Lake View

Fees & Taxes

Tax Rate: 2.0081

Tax Amount: 11055

Tax Year: 2022

Maint Fee Includes: Clubhouse,Grounds,Limited Access Gates,Recreational Facilities

Other Mandatory Fee: social transfer fee

Fee Other: 1

Fee Other Amount: 2165

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: i45 North, exit 1097, turn left approx 7.5 miles to Bentwater Dr, left on Edgewood, home on the right

School Elementary: LINCOLN ELEMENTARY SCHOOL (MONTGOMERY)

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

School High: MONTGOMERY HIGH SCHOOL

Subdivision: Bentwater 04

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: Mud

Disposal: 1

Finance Available: Cash Sale,Conventional,VA

Range Type: Gas Cooktop

Legal: BENTWATER 04, BLOCK 2, LOT 15

Legal Subdivision: BENTWATER

Courtesy of

List Office Name: Berkshire Hathaway HomeService

