$624,900.00

440 EDGEWOOD DR, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Beautiful custom home with views of Lake Conroe from almost every room! Large outdoor double balconies off Living area and all Bedrooms and Game room for enjoying the wind off the Lake & priceless sunsets! Large, open floorplan – great for entertaining! Extensive moldings & built-in cabinetry, custom drapes/plantation shutters on left side, Tech-savvy home […]

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

Photo Count: 46

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 624900.00

Key Map: 124H

Property Details

Parcel Number: 2615-04-02400

Lot Desciption: In Golf Course Community,Subdivision Lot,Water View

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 184.61

Acres: 0.26

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Balcony,Controlled Subdivision Access,Covered Patio/Deck,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,Refrigerator Included

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: Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,Insulation - Batt,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: Transfer fee and Mandatory Monthly Social Fee

Fee Other: 1

Fee Other Amount: 2163trans fee+monthly social fee

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-02T12:27:12.700

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: I-45 North to exit 94, FM 1097. Turn Left and go aprox. 7.5 miles to Bentwater Drive (main entrance). Drive approx .75 miles to Edgewood Dr and turn left. Go approx .75 miles, house is on 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

Realist Block: Deed Restrictions

Connections: Electric Dryer Connections,Washer Connections

Disclosures: Mud,Sellers Disclosure

Disposal: 1

Finance Available: Cash Sale,Conventional,FHA

Range Type: Gas Cooktop

Legal: BENTWATER 04, BLOCK 2, LOT 15

Legal Subdivision: BENTWATER

Access: Manned Gate

DOM: 33

Courtesy of

List Office Name: Qwest Realty