

$810,000.00

527 EDGEWOOD DR, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Golf course home with a water view – golf cart path WAY on the other side, this is a very wide green. Great curb appeal that only gets better when you open the front door…..grand entry with views straight through to the golf course. One of the great features of this home is the entirely […]

Rooms & Units Description

Property title: 527 Edgewood Montgomery Texas 77356

Room Count: 12

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

Beds Max: 4

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

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

Master Planned Community: Bentwater

Photo Count: 50

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 820000.00

Key Map: 124H

Property Details

Parcel Number: 2615-04-07000

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

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 180.08

Acres: 0.2085

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

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Engineered Wood,Tile,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Exterior: Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Patio/Deck,Porch,Screened Porch,Sprinkler System,Subdivision Tennis Court

Interior: Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,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: 2

Heat System: Central Gas,Zoned

Cool System: Central Electric,Zoned

Pool Area: 1

Pool Private: 1, Gunite,In Ground

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 2

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,HVAC>13 SEER,Insulated/Low-E windows,North/South Exposure,Tankless/On-Demand H2O Heater

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

Oven Type: Double Oven,Electric Oven

Dishwasher: 1

Water Sewer: Water District

Microwave: 1

Golf Course: Bentwater Country Club

Siding: Brick,Cement Board

Water Amenity: Lake View, Lake View

Fees & Taxes

Tax Rate: 2.0081

Tax Amount: 10262

Tax Year: 2022

Other Mandatory Fee: POA Transfer Fee / Social Monthly Dues

Fee Other: 1

Fee Other Amount: 712/181

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-06T16:38:02.613

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: Exit 94 from I-45 and proceed west for approximately 8 miles. Once you cross the bridge over Lake Conroe, turn left at the traffic light into the Main Gate of Bentwater. Follow Bentwater Drive to the second stop sign and turn left onto Somerton. Follow around the curve and turn right onto Edgewood. Home will be down on your 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,Gas Dryer Connections,Washer Connections

Disclosures: Mud,Sellers Disclosure

Disposal: 1

Exemptions: Homestead,,,,Senior,

Finance Available: Cash Sale,Conventional,FHA,Owner 2nd,Owner Financing,VA

Range Type: Gas Cooktop

Legal: BENTWATER 04, BLOCK 3, LOT 30

Legal Subdivision: BENTWATER

Access: Manned Gate

DOM: 79

Courtesy of

List Office Name: RE/MAX Integrity II