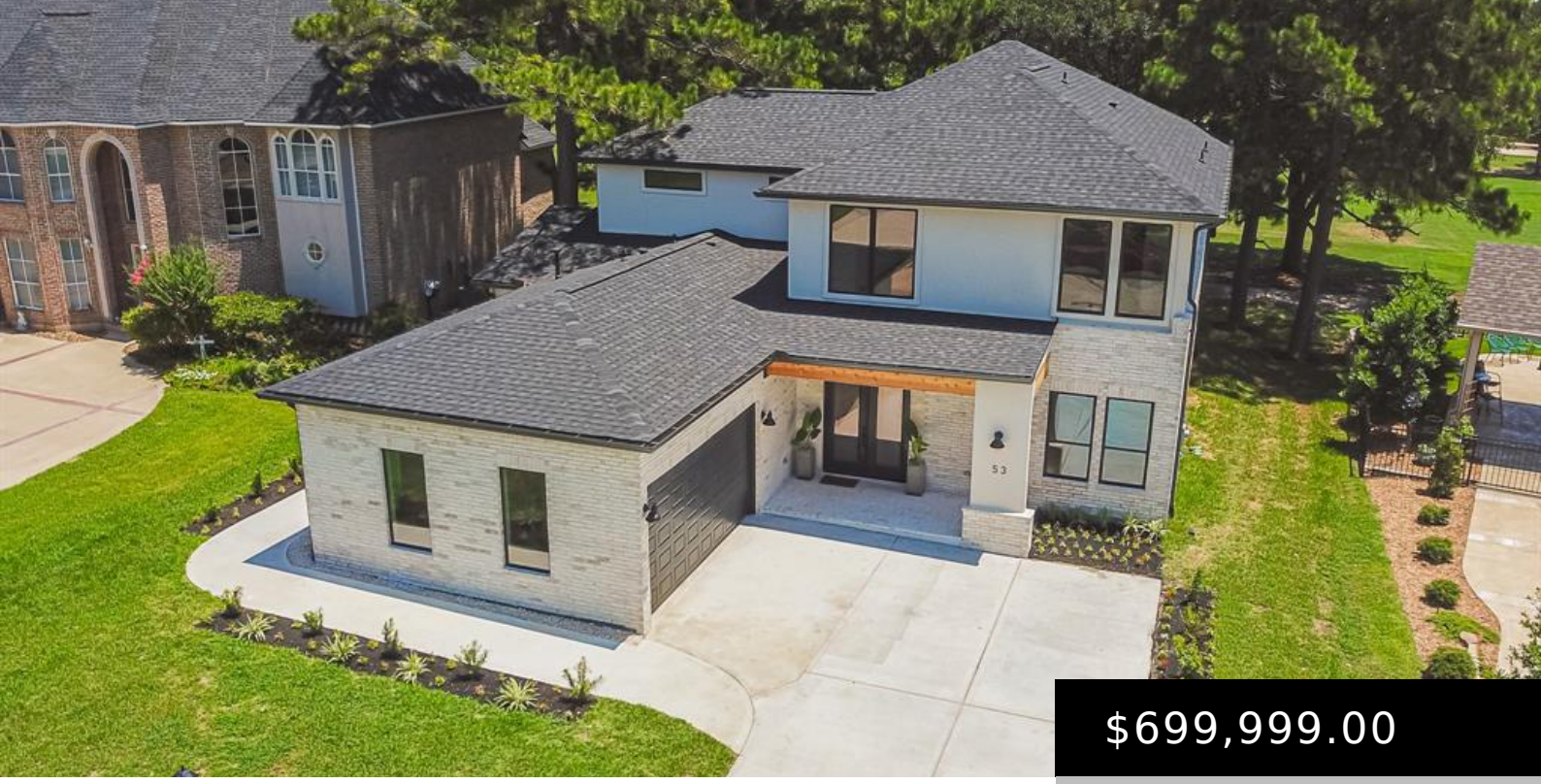


$699,999.00

53 S WIND DR, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Experience the epitome of contemporary living in this impeccably designed, new home situated within the stunning Bentwater community. Boasting a prime location on the golf course, this residence offers breathtaking views, an expansive covered patio, and a convenient garage entrance, perfect for golf enthusiasts looking for quick access to the greens. With its sleek lines, [...]

Rooms & Units Description

Property title: 53 Wind Montgomery Texas 77356

Room Count: 11

Room Description: Breakfast Room,Family Room,Gameroom Up,Home Office/Study,Utility Room in House

Beds Max: 5

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

Master Bath Desc: Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Secondary Bath(s): Double Sinks,Secondary Bath(s): Shower Only

Master Planned Community: Bentwater

Photo Count: 50

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 697500.00

Completed Construction Date: 2023-03-10

Key Map: 124G

Property Details

Parcel Number: 2615-19-02100

Lot Desciption: In Golf Course Community,On Golf Course

Style: Contemporary/Modern

List Type: Exclusive Right to Sell/Lease

Builder Name: Arkitrend Int LLC

Price Sq Ft List: 196.96

Acres: 0.2254

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

New Construction: 1

New Construction Desc: Never Lived In

Stories: 2

Floors: Carpet,Tile,Wood

Restrictions: Deed Restrictions,Restricted, Deed Restrictions,Restricted

Utility District: 1

Property Features

Exterior: Controlled Subdivision Access,Covered Patio/Deck,Exterior Gas Connection,Not Fenced,Patio/Deck,Sprinkler System

Interior: High Ceiling

Roof: Composition

Foundation: Slab

Garage Carport: Golf Cart Garage

Garage Desc: Attached Garage,Oversized Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Mock Fireplace

Fireplaces Number: 1

Energy: Digital Program Thermostat,Insulated/Low-E windows

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Public Water,Water District

Countertops: Quartz

Microwave: 1

Golf Course: Bentwater Country Club

Siding: Brick,Stone,Stucco

Fees & Taxes

Tax Rate: 2.0081

Tax Amount: 901

Tax Year: 2022

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

Other Mandatory Fee: POA & $2165 Social Membership transfer is Required

Fee Other: 1

Fee Other Amount: 345

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Seller

Price Change Timestamp: 2023-06-19T19:13:44.257

Completion Date: 2023-04-30

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: I-45 North to Fm 1097 West , Follow to Bentwater Dr , Turn Left Follow To Bent tree Turn Right , Then Turn Left on to South Wind the Homesite is Located on the Left.

School Elementary: LINCOLN ELEMENTARY SCHOOL (MONTGOMERY)

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

School High: MONTGOMERY HIGH SCHOOL

Subdivision: Bentwater 19

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,Restricted

Connections: Electric Dryer Connections,Gas Dryer Connections,Washer Connections

Disclosures: Mud,Other Disclosures,Sellers Disclosure

Disposal: 1

Finance Available: Conventional,FHA

Range Type: Gas Cooktop

Legal: S261519 - BENTWATER 19, BLOCK 1, LOT 21

Access: Manned Gate

DOM: 114

Courtesy of

List Office Name: Keller Williams Woodlands