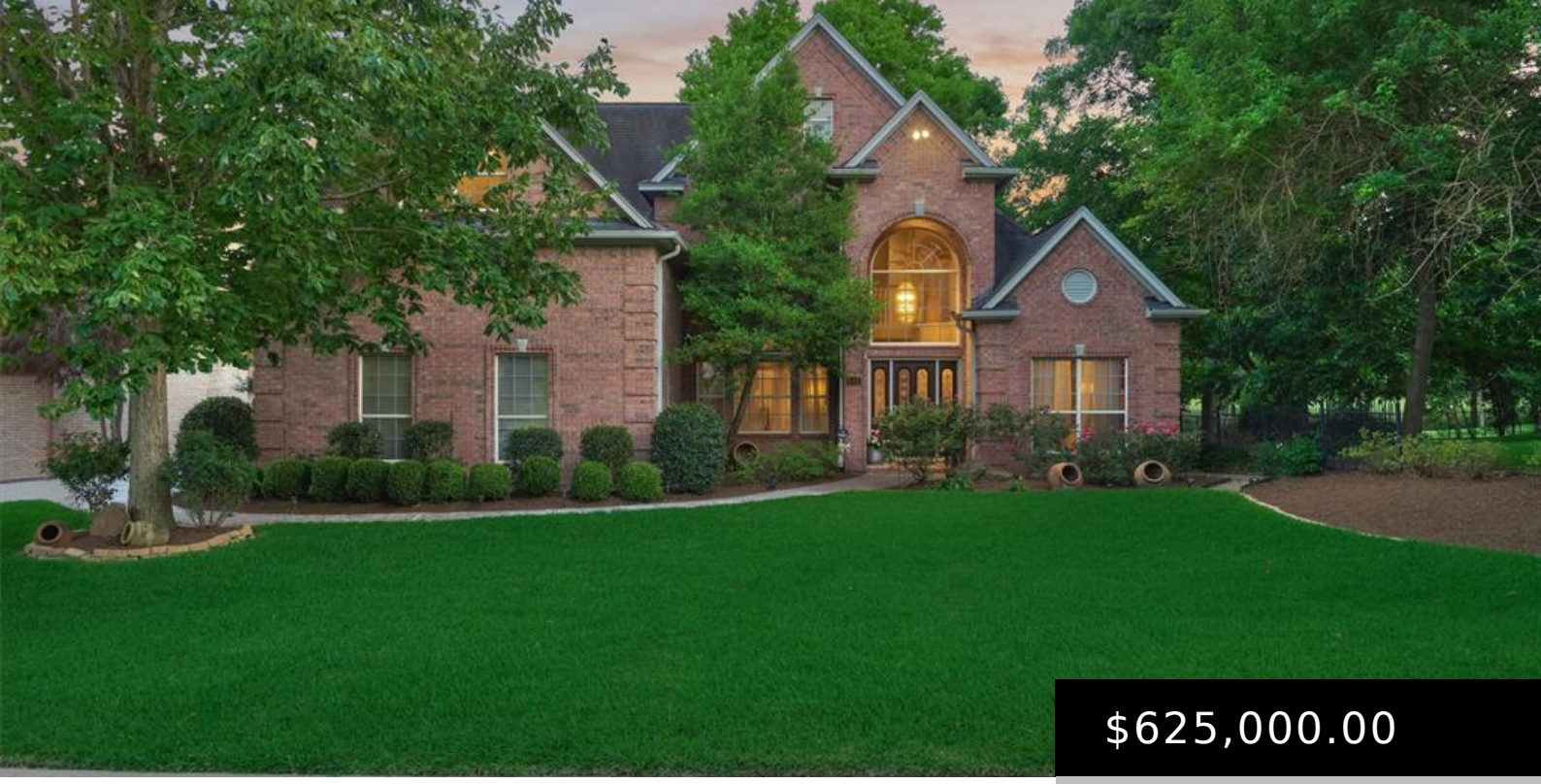


$625,000.00

537 EDGEWOOD DR, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

BREATHTAKING VIEWS overlooking the double fairway of Weiskopf #12 and Lake Conroe!!! Custom home built by renowned Brand R Construction in the gated golf community of Bentwater. Soaring ceilings, large picture windows, an Engineered foundation w/ drilled builder piers, & real wood flooring are just a few of the many upgrades this home has to [...]

Rooms & Units Description

Property title: 537 Edgewood Montgomery Texas 77356

Room Count: 10

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

Beds Max: 4

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

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower

Master Planned Community: Bentwater

Photo Count: 50

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 645000.00

Key Map: 124H

Vac Rental: Not Allowed

Property Details

Parcel Number: 2615-04-07100

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

Lot Dimention: 80x120

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Brand R Construction

Price Sq Ft List: 188.08

Acres: 0.2321

Acres Desciption: 0 Up To 1/4 Acre

Dwelling Type: Free Standing

Stories: 2

Floors: Carpet,Tile,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

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

Interior: Alarm System - Owned,Crown Molding,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling

Roof: Composition

Foundation: Slab,Slab on Builders Pier

Garage Desc: Attached Garage,Oversized Garage

No Of Garage Cap: 2

Heat System: Central Electric

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 1

Energy: Attic Vents,Ceiling Fans,Insulation - Blown Fiberglass,Radiant Attic Barrier

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pantry,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Double Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Countertops: Granite

Microwave: 1

Golf Course: Bentwater Country Club

Siding: Brick

Water Amenity: Lake View, Lake View

Fees & Taxes

Tax Rate: 2.0081

Tax Amount: 8480

Tax Year: 2022

Maint Fee Includes: Limited Access Gates,Other

Other Mandatory Fee: 713/ POA Transfer Fee

Fee Other: 1

Fee Other Amount: 199/ Social Membership

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-31T13:41:14.357

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: I45 North exit FM1097 West. Turn left into Bentwater on Bentwater Dr. Take Left onto Somerset. Take Right on Edgewood Dr. Home will be on the 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,Washer Connections

Disclosures: Sellers Disclosure

Disposal: 1

Exemptions: Homestead,,,,Senior,

Finance Available: Cash Sale,Conventional,VA

Range Type: Freestanding Range

Legal: BENTWATER 04, BLOCK 3, LOT 31

Legal Subdivision: BENTWATER

Access: Manned Gate

DOM: 59

Courtesy of

List Office Name: BHGRE Gary Greene