

$709,000.00

## 62 BENTWOOD DR, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Outstanding NEW HOME on a huge private corner lot in Bentwater on Lake Conroe! Stunning curb appeal with timeless brick-stone-stucco exterior, covered front porch with a neutral color palette. Upon entering you are greeted with a grand foyer, high ceilings, accent wall & modern open concept. 1st floor is an entertainers dream with large island [...]

## Rooms & Units Description

**Property title:** 60 Bentwood Dr Montgomery Texas 77356

**Room Count:** 7

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

**Bed Room Description:** Primary Bed - 1st Floor

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Tub/Shower Combo

**Master Planned Community:** Bentwater

**Photo Count:** 50

**Subdivision Lake Access YN:** 1

**HOA Mandatory:** 1

**Original List Price:** 709000.00

**Key Map:** 124F

## Property Details

**Parcel Number:** 2615-43-04000

**Lot Desciption:** Corner,In Golf Course Community,Subdivision Lot

**Style:** Traditional

**List Type:** Exclusive Right to Sell/Lease

**Builder Name:** Antares Vinco

**Price Sq Ft List:** 184.16

**Acres:** 0.3728

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

**Dwelling Type:** Free Standing

**New Construction:** 1

**New Construction Desc:** To Be Built/Under Construction

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features

**Exterior:** Covered Patio/Deck

**Foundation:** Slab on Builders Pier

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplace Description:** Gas Connections

**Kitchen Desc:** Kitchen open to Family Room,Pot Filler,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry

**Dishwasher:** 1

**Microwave:** 1

**Siding:** Brick,Cement Board,Stone,Stucco

**Roof:** Aluminum,Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplaces Number:** 1

**Oven Type:** Gas Oven

**Water Sewer:** Water District

**Golf Course:** Bentwater Country Club

## Fees & Taxes

**Tax Rate:** 2.1142

**Tax Amount:** 1047

**Tax Year:** 2022

**Other Mandatory Fee:** per month - Social membership

**Fee Other:** 1

**Fee Other Amount:** 199

## Basics

**Baths Full:** 4

**Baths Half:** 1

**Year Built Src:** Builder

**Completion Date:** 2023-09-13

## Location Details

**Area:** 39

**County Or Parish:** Montgomery

**School District:** 37 - Montgomery

**Directions:** From 1097 enter through West Gate at Bentwood Dr. Home will be on the right in the corner of Bentwood Dr and Hermitage.

**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:** Gas Dryer Connections,Washer Connections

**Disclosures:** Mud

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional,VA

**Range Type:** Gas Cooktop

**Legal:** S261543 - BENTWATER 43, BLOCK 2, LOT 37

**Legal Subdivision:** BENTWATER

## Courtesy of

**List Office Name:** Kodu Realty, LLC