$550,000.00

71 MELROSE DR, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Luxury home with Lake Conroe access on Weiskopf #7 t-box that takes in the vast lush green & fairway. Whether it’s your forever home or a dream getaway, come experience the unparalleled atmosphere where a few miles takes you to a world away. Private, wide 80 ft lot with outdoor seating on 2 levels to […]

Rooms & Units Description

Property title: 71 Melrose Montgomery Texas 77356

Room Count: 16

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

Beds Max: 4

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

Master Bath Desc: Hollywood Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Double Sinks,Secondary Bath(s): Shower Only,Secondary Bath(s): Tub/Shower Combo

Master Planned Community: Bentwater

Photo Count: 33

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 550000.00

Key Map: 124H

Vac Rental: Not Allowed

Property Details

Parcel Number: 2615-02-02300

Lot Desciption: Greenbelt,In Golf Course Community,On Golf Course,Subdivision Lot,Wooded

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 177.76

Acres: 0.2204

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 Green Space,Back Yard,Balcony,Controlled Subdivision Access,Covered Patio/Deck,Partially Fenced,Patio/Deck,Porch,Screened Porch,Sprinkler System,Subdivision Tennis Court

Interior: Drapes/Curtains/Window Cover,Dry Bar,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Refrigerator Included

Roof: Composition

Foundation: Slab

Garage Carport: Auto Garage Door Opener,Double-Wide Driveway

Garage Desc: Oversized Garage

No Of Garage Cap: 2

Heat System: Central Gas,Zoned

Cool System: Central Electric,Zoned

Pool Area: 1

Fireplace Description: Gas Connections,Gaslog Fireplace

Fireplaces Number: 2

Energy: Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,HVAC>13 SEER,Insulation - Batt,Insulation - Blown Cellulose,North/South Exposure

Kitchen Desc: Breakfast Bar,Pantry,Soft Closing Cabinets

Oven Type: Electric Oven,Single Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Countertops: Granite

Microwave: 1

Golf Course: Bentwater Country Club

Siding: Cement Board,Stucco

Fees & Taxes

Tax Rate: 2

Tax Amount: 7034

Tax Year: 2022

Maint Fee Includes: Grounds,Limited Access Gates,On Site Guard

Other Mandatory Fee: Mo Social, POA & Club Transfer

Fee Other: 1

Fee Other Amount: $215 $713 $2,165

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: I-45 North. Exit 94/FM1097 Go West 8.3 miles crossing Lake Conroe. L at light on Bentwater Dr after the long bridge. Go to manned gate visitor's entrance. Clients must be accompanied to enter. Pass thru gate. Right on Edegwater. Right on Melrose.

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

Exclusions: Dining Chandelier, LR TV

Finance Available: Cash Sale,Conventional,VA

Range Type: Gas Cooktop

Legal: BENTWATER 02, BLOCK 1, LOT 23

Legal Subdivision: Bentwater 02

Access: Manned Gate

DOM: 48

Courtesy of

List Office Name: Martha Turner Sotheby's International Realty