

$489,900.00

86 HIGHLAND POINT DR, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Spectacular custom home by Royal Homes. Ideally situated on a spacious lot w/ private greenbelt views. You'll be impressed from the moment you walk in the door! Gourmet kitchen w/rich cabinetry, stone accent details, & huge pantry; Open LivingRM w/large sunny windows & faux beams; inviting study w/ french doors and shelving; Sophisticated owner's suite […]

Rooms & Units Description

Property title: 86 Highland Point Montgomery Texas 77356

Room Count: 8

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

Beds Max: 3

Bed Room Description: 2 Bedrooms Down,All Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

Master Bath Desc: Disabled Access,Half Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Vanity Area

Master Planned Community: Bentwater

Photo Count: 50

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 489900.00

Vac Rental: Not Allowed

Garage Dimension: 23x26

Property Details

Parcel Number: 2615-33-01300

Lot Desciption: Cleared,Cul-De-Sac,Greenbelt,In Golf Course Community,Subdivision Lot,Wooded

Style: Ranch,Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Royal Homes

Price Sq Ft List: 220.58

Acres: 0.2583

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

Dwelling Type: Free Standing

Stories: 1

Floors: Concrete

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Green Space,Back Yard,Controlled Subdivision Access,Patio/Deck,Porch,Private Driveway,Sprinkler System,Subdivision Tennis Court

Interior: Alarm System - Owned,Crown Molding,Disabled Access,Fire/Smoke Alarm,High Ceiling,Wired for Sound

Roof: Other

Foundation: Slab

Garage Carport: Auto Garage Door Opener

Garage Desc: Attached Garage,Oversized Garage

No Of Garage Cap: 2

Heat System: Central Gas

Cool System: Central Electric

Pool Area: 1

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,Energy Star/CFL/LED Lights,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass

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

Oven Type: Convection Oven,Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Countertops: Granite

Microwave: 1

Golf Course: Bentwater Country Club

Siding: Stone

Fees & Taxes

Tax Rate: 2.0081

Tax Amount: 6347

Tax Year: 2022

Maint Fee Includes: Limited Access Gates,Other

Other Mandatory Fee: $713/ POA Transfer Fee

Fee Other: 1

Fee Other Amount: $199/ Mos. Social Membership

Basics

Baths Full: 2

Baths Half: 1

Year Built Src: Appraisal District

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: I45 N Exit FM 1097 and take Left. Go to the West gate Bentwater entrance and take a Left on Bentwood Dr. Take a right on Highland Point Dr. Home will be on the Left in the cul de sac.

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: Sellers Disclosure

Disposal: 1

Exemptions: Homestead,,,,,,,,,,

Finance Available: Cash Sale,Conventional,FHA,VA

Range Type: Gas Range

Legal: Lot 13, Block 1, Sec 33

Legal Subdivision: BENTWATER

Access: Manned Gate

DOM: 4

Courtesy of

List Office Name: BHGRE Gary Greene