

$740,000.00

87 W SHORE DR, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Live like you’re on vacation! Beautiful 4-Bedroom Custom home on a large lot with room for a pool. Spacious open floor plan with detailed arches, crown molding, and tons of built-ins. New paint & carpet throughout. Formal Dining & Private Study right off the entry. The Gourmet Kitchen features newly painted cabinets, new 48” gas […]

Rooms & Units Description

Property title: 87 West Shore Drive Montgomery Texas 77356

Room Count: 13

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

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

Master Bath Desc: Disabled Access,Half Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Shower Only,Secondary Bath(s): Tub/Shower Combo,Vanity Area

Master Planned Community: Bentwater

Photo Count: 50

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 740000.00

Key Map: 124G

Vac Rental: Not Allowed

Property Details

Parcel Number: 2615-44-02700

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

Lot Dimention: 123.8 x121

Style: Colonial

List Type: Exclusive Right to Sell/Lease

Builder Name: Creative Castles

Price Sq Ft List: 184.22

Acres: 0.262

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

Dwelling Type: Free Standing

Stories: 1.5

Floors: Carpet,Tile,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Patio/Deck,Satellite Dish,Sprinkler System,Wheelchair Access

Interior: Alarm System - Owned,Crown Molding,Disabled Access,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Steel Beams,Wired for Sound

Roof: Composition

Foundation: Slab on Builders Pier

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Gas,Zoned

Cool System: Central Electric,Zoned

Pool Area: 1

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 1

Energy: Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulation - Batt

Kitchen Desc: Breakfast Bar,Butler Pantry,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Second Sink,Soft Closing Cabinets,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Convection Oven,Double Oven,Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water

Microwave: 1

Golf Course: Bentwater Country Club

Siding: Brick,Cement Board

Water Amenity: Lake View, Lake View

Fees & Taxes

Tax Rate: 2.0081

Tax Amount: 11271

Tax Year: 2023

Maint Fee Includes: Grounds,Limited Access Gates

Other Mandatory Fee: Yes/Social Membership/Transfer Fee

Fee Other: 1

Fee Other Amount: 2165

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Seller

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: From I-45 - Exit FM 1097 West for 7.5 miles to the West Gate of Bentwater. Turn left to access control and continue to Bentwater Dr. Turn right follow to West Shore Dr., turn left and follow "Y" in road and veer left. Home is second 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,Gas Dryer Connections,Washer Connections

Disclosures: Exclusions,Sellers Disclosure

Disposal: 1

Exclusions: Refrigerator

Exemptions: Homestead/Over 65

Finance Available: Cash Sale,Conventional

Range Type: Gas Cooktop

Legal: Bentwater 44, Block 3, Lot 2

Legal Subdivision: Bentwater

DOM: 16

Courtesy of

List Office Name: Wayne Reed & Assoc. Inc.

