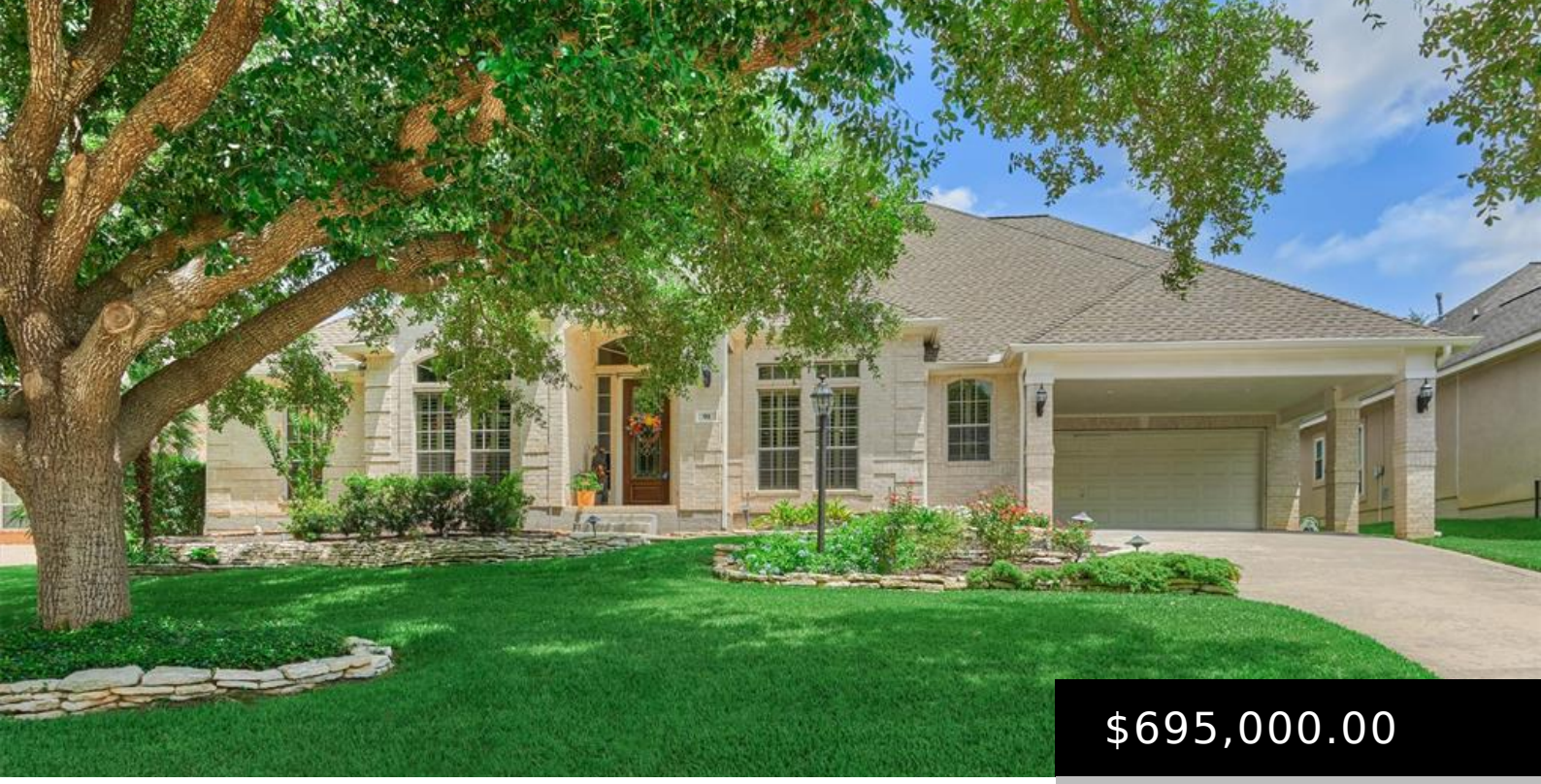


$695,000.00

91 BROOKGREEN CIR S, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Gorgeous home on a beautiful golf course lot in the highly desirable subdivision of Bentwater on Lake Conroe. This home has stunning UPDATES throughout!!! 3BR(optional 4th BR) home features quality construction w/ soaring 12 ft ceilings, rich wood trim detail, wood & travertine floors, 3 updated HVAC systems & Updated roof (2016). Formal dining & […]

Rooms & Units Description

Property title: 91 Brookgreen Montgomery Texas 77356

Room Count: 10

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

Beds Max: 4

Bed Room Description: 2 Bedrooms Down,All Bedrooms Down,Primary Bed - 1st Floor,Split Plan,Walk-In Closet

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

Master Planned Community: Bentwater

Photo Count: 50

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 695000.00

Key Map: 124H

Vac Rental: Not Allowed

Property Details

Parcel Number: 2615-26-01200

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

Lot Dimention: 81x150

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Calibre

Price Sq Ft List: 198.18

Acres: 0.2789

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

Dwelling Type: Free Standing

Stories: 1.5

Floors: Carpet,Tile,Travertine,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Controlled Subdivision Access,Covered Patio/Deck,Patio/Deck,Porch,Private Driveway,Sprinkler System,Subdivision Tennis Court

Interior: Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Wired for Sound

Roof: Composition

Foundation: Slab

Garage Desc: Attached Garage,Oversized Garage,Tandem

No Of Garage Cap: 3

Carport Description: Attached Carport

Carport Spaces Count: 2

Heat System: Central Electric,Central Gas,Zoned

Cool System: Central Electric,Zoned

Pool Area: 1

Fireplace Description: Gaslog Fireplace

Fireplaces Number: 1

Energy: Attic Vents,Ceiling Fans,Insulated/Low-E windows,Insulation - Blown Fiberglass,North/South Exposure

Kitchen Desc: Breakfast Bar,Island w/ Cooktop,Pantry,Pots/Pans Drawers,Under Cabinet Lighting

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Public Water,Water District

Countertops: Granite

Microwave: 1

Golf Course: Bentwater Country Club

Siding: Brick

Fees & Taxes

Tax Rate: 2.1142

Tax Amount: 7771

Tax Year: 2021

Maint Fee Includes: Limited Access Gates,Other

Other Mandatory Fee: Social Membership/$713 POA transfer fee

Fee Other: 1

Fee Other Amount: $199/mos

Basics

Baths Full: 3

Baths Half: 1

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-17T15:58:39.310

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: I45 N Exit FM 1097 W. Left on Bentwater Dr into neighborhood. Left on Somerton Dr. Right on Edgewood Dr. Right into the Estates in the Estates Drive. First Right on Brookgreen Circle N. Home is on the Right side of road.

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

Exclusions: kitchen & foyer light

Exemptions: Homestead,,,,Senior,

Finance Available: Cash Sale,Conventional,VA

Range Type: Gas Range

Legal: BENTWATER 26, BLOCK 1, LOT 12

Legal Subdivision: BENTWATER

Access: Manned Gate

DOM: 20

Courtesy of

List Office Name: BHGRE Gary Greene