$1,250,000.00

92 BENTHAVEN E, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

Located on Benthaven Isle, an exclusive gated enclave within the already gated country club community of Bentwater on Lake Conroe, you’re one of three dozen homes separated from the main subdivision by a 200′ bridge. This is about as private as it gets. Surrounded by multi-million dollar homes, you’re one of only a half dozen […]

Rooms & Units Description

Property title: 92 Benthaven Montgomery Texas 77356

Room Count: 14

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

Beds Max: 4

Bed Room Description: En-Suite Bath,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): Separate Shower,Secondary Bath(s): Tub/Shower Combo

Master Planned Community: Bentwater

Photo Count: 50

HOA Mandatory: 1

Original List Price: 1499000.00

Key Map: 124M

Vac Rental: Not Allowed

Property Details

Parcel Number: 2615-93-02200

Lot Desciption: Cul-De-Sac,Greenbelt,In Golf Course Community,Water View

Lot Dimention: 174x121

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Builder Name: Paul Meyer Custom

Price Sq Ft List: 289.69

Acres: 0.471

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

Dwelling Type: Free Standing

Stories: 2

Floors: Stone,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,Fully Fenced,Outdoor Fireplace,Outdoor Kitchen,Patio/Deck,Porch,Spa/Hot Tub,Sprinkler System,Subdivision Tennis Court

Interior: Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling

Roof: Composition

Foundation: Slab on Builders Pier

Garage Desc: Attached Garage,Oversized Garage,Tandem

No Of Garage Cap: 3

Heat System: Central Gas,Zoned

Cool System: Central Electric,Zoned

Pool Area: 1

Pool Private: 1, Gunite,In Ground

Fireplace Description: Gas Connections,Gaslog Fireplace

Fireplaces Number: 2

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Generator

Kitchen Desc: Breakfast Bar,Island w/ Cooktop,Kitchen open to Family Room,Pantry,Second Sink,Under Cabinet Lighting,Walk-in Pantry

Oven Type: Gas Oven,Single Oven

Dishwasher: 1

Water Sewer: Water District

Countertops: Granite

Microwave: 1

Golf Course: Bentwater Country Club

Siding: Stone,Stucco

Water Amenity: Lake View, Lake View

Fees & Taxes

Tax Rate: 2.0081

Tax Amount: 18071

Tax Year: 2022

Other Mandatory Fee: Social Membrship & Benthaven Isle Transfer Fee

Fee Other: 1

Fee Other Amount: 2165/175

Basics

Baths Full: 4

Baths Half: 1

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-24T16:20:36.347

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: I-45 Exit 94 and follow FM 1097 West. Cross over Lake Conroe bridge then first left at the light onto Bentwater Drive. Follow to third stop sign then left onto Club Island Way. You'll pass between the Country Club and the Sports Club and continue straight until you encounter the gate. Enter your gate code and cross bridge onto Benthaven Isle which is a large loop. Continue straight when it forks and follow to the tip of the island where 92 Benthaven East is on your left as you round the curve.

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: Estate,Mud,Other Disclosures,Sellers Disclosure

Disposal: 1

Exemptions: Homestead,,,,Senior,

Finance Available: Cash Sale,Conventional

Range Type: Gas Cooktop

Legal: S261593 - BENTWATER 93, BLOCK 2, LOT 9

Legal Subdivision: Bentwater

Access: Manned Gate

DOM: 203

Courtesy of

List Office Name: Keller Williams Advtge Realty