$470,000.00

94 BENT TREE LN, MONTGOMERY, TX 77356, USA

https://bunkerhillhomes.com

470K AS IS! 1.5 story 3-4/3/2 with an additional 800ft loft on two lots. A corner property in the prestigious community of Bentwater. The home entrance is framed by mature shade trees and beautiful landscaping. You are welcomed with wood floors, crown moulding and nice archways leading to the living room.The split floor plan offers [...]

Rooms & Units Description

Property title: 94 Bent Tree Montgomery Texas 77356

Room Count: 10

Room Description: Family Room,Formal Dining,Formal Living,Home Office/Study,Utility Room in House

Beds Max: 4

Bed Room Description: All Bedrooms Down,En-Suite Bath

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower

Master Planned Community: Bentwater

Photo Count: 48

Subdivision Lake Access YN: 1

HOA Mandatory: 1

Original List Price: 525000.00

Key Map: 124G

Vac Rental: Not Allowed

Property Details

Parcel Number: 2615-19-05000

Lot Desciption: Cleared,Corner,In Golf Course Community,Subdivision Lot

Style: Traditional

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 150.59

Acres: 0.5937

Acres Desciption: 1/2 Up to 1 Acre

Dwelling Type: Free Standing

Stories: 1.5

Floors: Carpet,Wood

Ownership: Full Ownership

Restrictions: Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features

Exterior: Sprinkler System

Roof: Composition

Foundation: Slab

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

Garage Desc: Attached Garage

No Of Garage Cap: 2

Heat System: Central Electric,Propane

Cool System: Central Electric

Pool Area: 1

Pool Private: 1, Enclosed,Gunite,In Ground

Fireplace Description: Gas Connections,Wood Burning Fireplace

Fireplaces Number: 1

Energy: Attic Vents,Ceiling Fans

Kitchen Desc: Breakfast Bar,Butler Pantry,Island w/ Cooktop,Walk-in Pantry

Oven Type: Electric Oven

Dishwasher: 1

Water Sewer: Public Sewer,Water District

Countertops: Granite

Microwave: 1

Golf Course: Bentwater Country Club

Siding: Brick

Fees & Taxes

Tax Rate: 2.0081

Tax Amount: 9298

Tax Year: 2022

Maint Fee Includes: Clubhouse,Grounds,On Site Guard,Recreational Facilities

Other Mandatory Fee: Cap, Xfr & Social fee for home & lot

Fee Other: 1

Fee Other Amount: 5968.84

Basics

Baths Full: 3

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-21T10:30:48.077

Location Details

Area: 39

County Or Parish: Montgomery

School District: 37 - Montgomery

Directions: 45N to 1097W. Left on Bentwater Dr, right on Bent Tree Lane follow it around and home will be on your left.

School Elementary: LINCOLN ELEMENTARY SCHOOL (MONTGOMERY)

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

School High: MONTGOMERY HIGH SCHOOL

Subdivision: Bentwater 19

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

Disclosures: Exclusions,Mud,Sellers Disclosure

Disposal: 1

Exclusions: Hot tub + attached doc

Exemptions: Homestead,Veteran,,,

Finance Available: Cash Sale,Conventional

Legal: S261519 - BENTWATER 19, BLOCK 2, LOT 18, 19

Legal Subdivision: BENTWATER

Access: Manned Gate

DOM: 29

Courtesy of

List Office Name: CB&A, Realtors