



\$630,000.00

1 EDGEWOOD CT, MONTGOMERY, TX 77356, USA

<https://test.houston-re.com>



Location is everything & the extended yard is huge beyond the gate. Nestled in prestigious Bentwater; your future home is a show stopping 4BR & 4 Bath home on a hill w/breathtaking lake views. Natural light floods this open floor plan, providing a soothing ambiance for entertaining. Luxurious hardwood floors & soaring ceilings are a [...]

Rooms & Units Description



Property title: 1 Edgewood Montgomery Texas 77356

Room Description: 1 Living Area,Breakfast Room,Family Room,Formal Dining,Guest Suite,Home Office/Study,Utility Room in House

Bed Room Description: 1 Bedroom Down - Not Primary BR,2 Bedrooms Down,En-Suite Bath,Primary Bed - 2nd Floor,Sitting Area,Walk-In Closet

Photo Count: 22

HOA Mandatory: 1

Key Map: 124H

Room Count: 9

Beds Max: 4

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

Subdivision Lake Access YN: 1

Original List Price: 669900.00

Vac Rental: Not Allowed

Property Details

Parcel Number: 2615-04-01500

Style: Mediterranean,Traditional

Price Sq Ft List: 204.61

Acres Description: 0 Up To 1/4 Acre

Stories: 1.5

Ownership: Full Ownership

Lot Description: Corner,Cul-De-Sac,In Golf Course Community,Water View

List Type: Exclusive Right to Sell/Lease

Acres: 0.3558

Dwelling Type: Free Standing

Floors: Terrazo,Wood

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Patio/Deck,Porch,Side Yard,Sprinkler System,Subdivision Tennis Court	Interior: Alarm System - Owned,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Split Level
Roof: Composition	Foundation: Slab
Garage Desc: Oversized Garage	No Of Garage Cap: 2
Heat System: Central Electric	Cool System: Central Electric
Fireplace Description: Wood Burning Fireplace	Fireplaces Number: 1
Energy: Ceiling Fans,Energy Star Appliances,Energy Star/CFL/LED Lights,Energy Star/Reflective Roof,High-Efficiency HVAC,HVAC>13 SEER,Insulation - Spray- Foam,Radiant Attic Barrier	Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Under Cabinet Lighting,Walk-in Pantry
Oven Type: Convection Oven,Electric 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: 2.1142	Tax Amount: 9015
Tax Year: 2022	Maint Fee Includes: Other
Other Mandatory Fee: Monthly Club Membership	Fee Other: 1
Fee Other Amount: \$2165 Transfer Fee + (\$173 -\$776)	

Basics

Baths Full: 4	Year Built Src: Appraisal District
Price Change Timestamp: 2023-07-29T11:10:38.263	

Location Details



Area: 39

School District: 37 - Montgomery

School Elementary: LINCOLN ELEMENTARY SCHOOL (MONTGOMERY)

School High: MONTGOMERY HIGH SCHOOL

Geo Market Area: Lake Conroe Area

Zip: 77356

County Or Parish: Montgomery

Directions: I 45 to Exit 94. Fm 1097 approx. .7.5 miles, Turn Left on Bentwater Drive.Turn left on Edgewood Drive, left on Edgewood Court. First house on the right on the corner. Driveway access from Edgewater Drive or Edgewood Court.

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

Subdivision: Bentwater

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

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

Range Type: Electric Cooktop

Legal Subdivision: Bentwater

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Exclusions: Garage Cabinets, storage racks

Finance Available: Cash Sale,Conventional,VA

Legal: S261504 - BENTWATER 04, BLOCK 2, LOT 6, 7-A

DOM: 56

Courtesy of

List Office Name: Keller Williams Realty-Clear - Clear Lake/ NASA

