



\$634,900.00

10 REGENT CT, MONTGOMERY, TX 77356, USA

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



This is a home with the fixtures and finishes you might expect to find in the Texas hill country. Whole-home generator keeps the power on even as others lose it. Uniquely situated on nearly a half acre in a private cul de sac that backs up to a utility easement that's perhaps a hundred yards [...]

Rooms & Units Description



Property title: 10 Regent Montgomery Texas 77356

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

Bed Room Description: En-Suite Bath,Primary Bed - 1st Floor,Split Plan,Walk-In Closet

Room Count: 13

Beds Max: 4

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

Master Planned Community: Bentwater

Subdivision Lake Access YN: 1

Original List Price: 674900.00

Vac Rental: Not Allowed

Photo Count: 50

HOA Mandatory: 1

Key Map: 124F

Property Details

Parcel Number: 2615-43-02700

Lot Dimention: 199x138

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 183.82

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

Stories: 2

Ownership: Full Ownership

Utility District: 1

Lot Description: Cul-De-Sac,In Golf Course Community,Subdivision Lot

Style: Traditional

Builder Name: Chris McGinley

Acres: 0.4529

Dwelling Type: Free Standing

Floors: Carpet,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Outdoor Kitchen,Patio/Deck,Porch,Spa/Hot Tub,Sprinkler System,Subdivision Tennis Court

Roof: Composition

Garage Carport: Auto Garage Door Opener

No Of Garage Cap: 3

Cool System: Central Electric,Zoned

Fireplace Description: Gas Connections,Gaslog Fireplace

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,Generator,Insulated/Low-E windows,Insulation - Spray-Foam

Oven Type: Double Oven

Water Sewer: Water District

Microwave: 1

Siding: Stucco

Interior: Crown Molding,Disabled Access,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,High Ceiling,Wet Bar

Foundation: Slab

Garage Desc: Attached Garage,Oversized Garage,Tandem

Heat System: Central Gas,Zoned

Pool Area: 1

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Kitchen open to Family Room,Pantry

Dishwasher: 1

Countertops: Granite

Golf Course: Bentwater Country Club

Fees & Taxes

Tax Rate: 2.1142

Tax Year: 2022

Other Mandatory Fee: Monthly Social/Social Transfer Fee/HOA Transfr

Fee Other Amount: 173/697/2165

Tax Amount: 10824

Maint Fee Includes: Clubhouse,Limited Access Gates,Other

Fee Other: 1

Basics

Baths Full: 3

Year Built Src: Appraisal District

Price Change Timestamp: 2023-07-28T12:59:48.807

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 Exit FM 1097 Go West, approx 7 miles then Left on Bentwood, Right Hermitage Dr. Right on Regent Ct and home will be on your right.

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

Subdivision: Bentwater

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud,Other Disclosures,Sellers Disclosure

Exclusions: Crystal Chandelier in dining

Finance Available: Cash Sale,Conventional,VA

Legal: S261543 - BENTWATER 43, BLOCK 2, LOT 24

Access: Manned Gate

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Exemptions: Homestead,,,,Senior,

Range Type: Electric Cooktop

Legal Subdivision: BENTWATER

DOM: 91

Courtesy of

List Office Name: Keller Williams Advtge Realty

