



\$639,000.00

## 101 MONTERREY RD W, MONTGOMERY, TX 77356, USA

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



BRAND NEW MODERN HOME IN BENTWATER!!! This home boasts an amazing modern floor plan and incredible finishes. SS appliances, fireplace and a great covered patio. Superb materials in all bathrooms, flooring and countertops. This home is one of a kind in the highly coveted Bentwater Community!!!

### Rooms & Units Description

**Property title:** 107 Monterrey Road Montgomery Texas 77356

**Master Planned Community:** Bentwater

**Subdivision Lake Access YN:** 1

**Original List Price:** 639000.00

**Completed Construction Date:** 2023-08-04

**Room Count:** 8

**Photo Count:** 40

**HOA Mandatory:** 1

**Green Certification:** Energy Star  
Qualified Home



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## Property Details

<b>Parcel Number:</b> 0000-00-00011	<b>Lot Description:</b> In Golf Course Community
<b>Style:</b> Traditional	<b>List Type:</b> Exclusive Right to Sell/Lease
<b>Builder Name:</b> Stonewood Landmark	<b>Price Sq Ft List:</b> 200.31
<b>Acres:</b> 0.1653	<b>Acres Description:</b> 0 Up To 1/4 Acre
<b>Dwelling Type:</b> Free Standing	<b>New Construction:</b> 1
<b>New Construction Desc:</b> Never Lived In	<b>Stories:</b> 2
<b>Ownership:</b> Full Ownership	<b>Restrictions:</b> Deed Restrictions, Deed Restrictions

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## Property Features

<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Desc:</b> Attached Garage	<b>No Of Garage Cap:</b> 2
<b>Heat System:</b> Central Gas	<b>Cool System:</b> Central Electric
<b>Pool Area:</b> 1	<b>Fireplace Description:</b> Mock Fireplace
<b>Fireplaces Number:</b> 1	<b>Energy:</b> Energy Star Appliances
<b>Oven Type:</b> Gas Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Water District	<b>Microwave:</b> 1
<b>Golf Course:</b> Bentwater Country Club	<b>Siding:</b> Stone,Stucco

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## Fees & Taxes

<b>Tax Rate:</b> 2.0081	<b>Maint Fee Includes:</b> Grounds,Limited Access Gates
<b>Other Mandatory Fee:</b> Transfer/Capital Reserve Contribution	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 115/598	

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## Basics



Baths Full: 3

Year Built Src: Builder

Baths Half: 1

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: Please follow GPS directions to home on Bentwater!

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

Subdivision: Bentwater 29

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Sellers Disclosure

Range Type: Gas Range

Legal Subdivision: BENTWATER

Master Planned Community YN: 1

Connections: Electric Dryer Connections,Washer Connections

Disposal: 1

Legal: BENTWATER 29, BLOCK 2, LOT 29

DOM: 6

Courtesy of

List Office Name: Connect Realty

