



**\$1,400,000.00**

**115 PINE BLUFF DR, MONTGOMERY, TX  
77356, USA**

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



On the grand scheme of life, this house will captivate you. From your first impression driving up to the wow factor when you open the front door....this home will stagger you. Look at those stairs (and there IS an elevator!) – it makes you want to put on a long flowing gown and make a [...]

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## **Rooms & Units Description**



**Property title:** 115 Pine Bluff Montgomery Texas 77356

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

**Bed Room Description:** 2 Primary Bedrooms,En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Walk-In Closet

**Master Planned Community:** Bentwater

**Subdivision Lake Access YN:** 1

**Original List Price:** 1400000.00

**Room Count:** 12

**Beds Max:** 4

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Tub/Shower Combo,Vanity Area

**Photo Count:** 50

**HOA Mandatory:** 1

**Key Map:** 124D

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## Property Details

**Parcel Number:** 2615-80-00300

**Style:** Mediterranean

**Price Sq Ft List:** 213.58

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

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Greenbelt,In Golf Course Community,Subdivision Lot

**List Type:** Exclusive Right to Sell/Lease

**Acres:** 0.3303

**Dwelling Type:** Free Standing

**Floors:** Carpet,Travertine,Wood

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## Property Features



**Exterior:** Back Green Space,Back Yard,Balcony,Controlled Subdivision Access,Patio/Deck,Screened Porch,Spa/Hot Tub,Sprinkler System,Subdivision Tennis Court

**Roof:** Tile

**Garage Carport:** Additional Parking,Auto Garage Door Opener,Circle Driveway

**No Of Garage Cap:** 4

**Cool System:** Central Electric,Zoned

**Pool Private:** 1, In Ground,Salt Water

**Fireplaces Number:** 2

**Kitchen Desc:** Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Pots/Pans Drawers,Under Cabinet Lighting,Walk-in Pantry

**Water Sewer:** Water District

**Microwave:** 1

**Siding:** Stone,Stucco

**Interior:** 2 Staircases,Alarm System - Owned,Balcony,Central Vacuum,Crown Molding,Drapes/Curtains/Window Cover,Elevator,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Prewired for Alarm System,Refrigerator Included,Spa/Hot Tub,Wet Bar,Wired for Sound

**Foundation:** Slab

**Garage Desc:** Attached Garage,Oversized Garage

**Heat System:** Central Gas,Zoned

**Pool Area:** 1

**Fireplace Description:** Gaslog Fireplace

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,Insulated Doors,Insulated/Low-E windows,Insulation - Batt,Insulation - Rigid Foam,North/South Exposure,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

**Dishwasher:** 1

**Countertops:** Granite

**Golf Course:** Bentwater Country Club

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## Fees & Taxes

**Tax Rate:** 2.0081 **Tax Amount:** 11926

**Tax Year:** 2022 **Other Mandatory Fee:** POA Transfer Fee / Social Monthly Dues

**Fee Other:** 1 **Fee Other Amount:** 712/181

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## Basics

**Baths Full:** 4

**Baths Half:** 3

**Year Built Src:** Appraisal District



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## 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 North exit FM 1097, Left on FM 1097, Left on Bentwater Drive, thru manned gate, Right on Pine Bluff. Home is on the Right.

**School Middle:** MONTGOMERY JUNIOR HIGH  
SCHOOL

**Subdivision:** Bentwater

**State:** Texas

**City:** Montgomery

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

**Finance Available:** Cash  
Sale,Conventional,FHA,VA

**Legal:** S261580 - BENTWATER 80, BLOCK 2, LOT 2

**Access:** Manned Gate

**Master Planned Community YN:** 1

**Connections:** Electric Dryer  
Connections,Gas Dryer  
Connections,Washer Connections

**Disposal:** 1

**Range Type:** Gas Cooktop

**Legal Subdivision:** BENTWATER

**DOM:** 64

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## Courtesy of

**List Office Name:** RE/MAX Integrity II

