



**19371 FM 1097, MONTGOMERY, TX 77356, USA**

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Gorgeous new construction by award-winning builder Partners in Building. EARLY STAGES-STILL TIME CUSTOMIZE FLOORPLAN AND DESIGN FEATURES. Upon entry through the covered porch, there is a secluded study to the left of the foyer. The primary bathroom has double sinks and a large walk-in closet. There are 3 secondary bedrooms, one downstairs and 2 upstairs, [...]

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## Rooms & Units Description



**Property title:** 12848 Bentwood Farms Montgomery Texas 77356

**Room Description:** Family Room,Gameroom Down,Home Office/Study,Kitchen/Dining Combo,Loft,Media,Utility Room in House

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

**Original List Price:** 1150000.00

**Room Count:** 13

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

**Photo Count:** 6

**Green Certification:** Environments for Living

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## Property Details

**Parcel Number:** NA

**Style:** Contemporary/Modern

**Builder Name:** Partners in Building

**Acres:** 1

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Ownership:** Full Ownership

**Utility District:** 1

**Lot Description:** Cul-De-Sac,Subdivision Lot

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

**Price Sq Ft List:** 288.15

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

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas,Zoned

**Fireplaces Number:** 1

**Kitchen Desc:** Island w/o Cooktop,Kitchen open to Family Room,Soft Closing Cabinets,Soft Closing Drawers,Walk-in Pantry

**Dishwasher:** 1

**Microwave:** 1

**Foundation:** Slab

**No Of Garage Cap:** 3

**Cool System:** Central Electric,Zoned

**Energy:** Ceiling Fans,Digital Program Thermostat,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Spray-Foam

**Oven Type:** Double Oven

**Water Sewer:** Aerobic,Public Sewer,Public Water

**Siding:** Stucco

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Fees & Taxes

**Tax Rate:** 2.081

**Tax Year:** 2022

**Maint Fee Includes:** Grounds

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Basics

**Baths Full:** 4

**Baths Half:** 1

**Year Built Src:** Builder

**Completion Date:** 2024-04-21

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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:** Follow Sam Houston Tollway N and TX-249 N to FM 149 N in Montgomery County. Exit from TX-249 N Continue on FM 149 N. Take FM 1097 E to Bentwood Dr.

**School Middle:** MONTGOMERY JUNIOR HIGH SCHOOL

**Subdivision:** Bentwood Farms

**State:** Texas

**City:** Montgomery

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## Miscellaneous

**Annual Maint Desc:** Mandatory

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

**Disposal:** 1

**Range Type:** Gas Range

**Legal Subdivision:** Bentwood Farms

**Realist Block:** Deed Restrictions

**Disclosures:** Mud, Other Disclosures

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

**Legal:** Lot 3 Section 1 Block 2

**DOM:** 100

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## Courtesy of

**List Office Name:** Partners in Building LP

