\$775,000.00

16 WATERBERRY WAY, MONTGOMERY, TX 77356, USA

https://test.houston-re.com

Golf course home on Miller 6 fairway in the desirable Bentwater community. Waterberry Way is a quiet street with a Cul De Sac. Home features one story living with a bonus room upstairs which makes an excellent game room. Recent remodel allowed for a floorplan that has an open flow between living room, kitchen and [...]

Rooms & Units Description





Property title: 16 Waterberry Montgomery Texas 77356 **Room Count: 9**

Room Description: 1 Living Area, Breakfast Room, Formal Beds Max: 4 Dining, Gameroom Up, Home Office/Study, Living Area - 1st

Floor, Utility Room in Garage

Bed Room Description: All Bedrooms Down, Primary Bed

- 1st Floor

Master Bath Desc: Primary Bath:

Double Sinks, Primary Bath: Separate Shower, Primary Bath:

Soaking Tub, Vanity Area

Master Planned Community: Bentwater

Subdivision Lake Access YN: 1

Original List Price: 799000.00

Vac Rental: Not Allowed

Photo Count: 31

HOA Mandatory: 1

Key Map: 124F

Property Details

Parcel Number: 2615-63-03100 Lot Desciption: In Golf Course Community, On Golf

Course

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

Price Sa Ft List: 246.82 **Acres:** 0.2571

Acres Desciption: 1/4 Up to 1/2 Acre **Dwelling Type:** Free Standing

Stories: 1 Floors: Carpet, Tile

Ownership: Full Ownership **Restrictions:** Deed Restrictions, Deed Restrictions

Utility District: 1

Property Features



Exterior: Back Yard, Back Yard Fenced, Controlled

Subdivision Access, Covered

Patio/Deck,Patio/Deck,Screened Porch,Sprinkler

System, Subdivision Tennis Court

Roof: Composition

Garage Carport: Golf Cart Garage

No Of Garage Cap: 2

Cool System: Central Gas

Fireplace Description: Gas Connections

Energy: Ceiling Fans, Digital Program

Thermostat, Tankless/On-Demand H2O Heater

Oven Type: Double Oven, Gas Oven

Water Sewer: Public Sewer, Public Water, Water

District

Golf Course: Bentwater Country Club

Interior: Drapes/Curtains/Window Cover,Formal Entry/Foyer,High Ceiling

Foundation: Slab

Garage Desc: Attached Garage **Heat System:** Central Electric

Pool Private: 1, Gunite, Heated, Salt

Water

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar, Kitchen open to Family Room, Walk-in Pantry

Dishwasher: 1

Countertops: Granite

Siding: Brick

Fees & Taxes

Tax Year: 2022 Maint Fee Includes: Grounds, Limited

Access Gates

Other Mandatory Fee: Social Membership/Transfer

Fee

Fee Other Amount: 176

Fee Other: 1

Basics

Baths Full: 3 Baths Half: 1

Year Built Src: Appraisal District **Price Change Timestamp:** 2023-07-16T13:26:12.080

Location Details



Area: 39 County Or Parish: Montgomery

School District: 37 - Montgomery **Directions:** I45 Exit FM 1097 West (go left), use the

Bentwood Drive gate entrance, stay on Bentwood until right on Bentwater Dr., then left on Waterberry

Way is the third home on the left.

School Elementary: LINCOLN School Middle: MONTGOMERY JUNIOR HIGH

ELEMENTARY SCHOOL (MONTGOMERY) SCHO

School High: MONTGOMERY HIGH

SCHOOL

Geo Market Area: Lake Conroe Area

Zip: 77356

SCHOOL

SCHOOL

Subdivision: Bentwater

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory **Master Planned Community YN:** 1

Dryer Connections, Washer Connections

Disclosures: Mud, Sellers Disclosure **Disposal:** 1

Finance Available: Cash Sale, Conventional Range Type: Gas Cooktop

Legal: BENTWATER 63, BLOCK 3, LOT 1 **Legal Subdivision:** Bentwater

Access: Manned Gate DOM: 193

Courtesy of

List Office Name: Coldwell Banker Realty

