



\$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 Description: 1 Living Area,Breakfast Room,Formal 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 Planned Community: Bentwater

Subdivision Lake Access YN: 1

Original List Price: 799000.00

Vac Rental: Not Allowed

Room Count: 9

Beds Max: 4

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Vanity Area

Photo Count: 31

HOA Mandatory: 1

Key Map: 124F

Property Details

Parcel Number: 2615-63-03100

Style: Traditional

Price Sq Ft List: 246.82

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

Stories: 1

Ownership: Full Ownership

Utility District: 1

Lot Description: In Golf Course Community,On Golf Course

List Type: Exclusive Right to Sell/Lease

Acres: 0.2571

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,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 Rate: 2.1142

Tax Year: 2022

Other Mandatory Fee: Social Membership/Transfer Fee

Fee Other Amount: 176

Tax Amount: 12594

Maint Fee Includes: Grounds,Limited Access Gates

Fee Other: 1

Basics

Baths Full: 3

Year Built Src: Appraisal District

Baths Half: 1

Price Change Timestamp: 2023-07-16T13:26:12.080

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: 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 Middle: MONTGOMERY JUNIOR HIGH
SCHOOL

Subdivision: Bentwater

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Finance Available: Cash Sale,Conventional

Legal: BENTWATER 63, BLOCK 3, LOT 1

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: 193

Courtesy of

List Office Name: Coldwell Banker Realty

