

**162 WATERFORD WAY, MONTGOMERY, TX
77356, USA**

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

Gorgeous New Home 3 Bedrooms 3.5 Baths being built in the highly sought after community of Bentwater greatly located close to the Country Club . This home features a contemporary/modern feel, a great layout and lots of natural light. You will find a cover Patio on the first floor and a a perfect sized balcony [...]

\$597,500.00



Rooms & Units Description



Property title: 171 Waterford Way Montgomery Texas 77356

Room Description: Family Room,Gameroom Up,Home Office/Study,Utility Room in House

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

Photo Count: 27

HOA Mandatory: 1

Completed Construction Date: 2023-03-10

Room Count: 8

Bed Room Description: Primary Bed - 1st Floor,Walk-In Closet

Master Planned Community: Bentwater

Subdivision Lake Access YN: 1

Original List Price: 597500.00

Property Details

Parcel Number: 2615-06-04500

Style: Contemporary/Modern

Builder Name: ZNK

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 2

Restrictions: Deed Restrictions,Restricted, Deed Restrictions,Restricted

Lot Description: In Golf Course Community,On Golf Course

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 208.62

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Carpet,Tile

Utility District: 1

Property Features

Exterior: Balcony,Controlled Subdivision Access,Covered Patio/Deck

Roof: Composition

Garage Carport: Additional Parking

No Of Garage Cap: 2

Cool System: Central Electric

Fireplaces Number: 1

Water Sewer: Public Water,Water District

Golf Course: Bentwater Country Club

Interior: Balcony

Foundation: Slab

Garage Desc: Attached Garage

Heat System: Central Gas

Pool Area: 1

Dishwasher: 1

Microwave: 1

Siding: Brick,Stone



Fees & Taxes

Maint Fee Includes: Clubhouse,Courtesy Patrol,Limited Access Gates,Recreational Facilities

Fee Other: 1

Other Mandatory Fee: POA & \$2165
Social Membership transfer is Required

Fee Other Amount: 345

Basics

Baths Full: 3

Year Built Src: Builder

Baths Half: 1

Completion Date: 2023-05-16

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: From I-45 North to Fm 1097 West ,
Follow to Bentwater Dr , Turn Left Follow To Bent tree
Turn Right ,Then Turn Left on to South Wind the
Homesite is Located on the Left.

School Middle: MONTGOMERY JUNIOR HIGH
SCHOOL

Subdivision: Bentwater 06

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions,Restricted

Disposal: 1

Range Type: Gas Cooktop

Access: Automatic Gate,Manned Gate

Master Planned Community YN: 1

Disclosures: Mud,Other Disclosures

Exemptions: Non Exempt

Legal: BENTWATER 06, BLOCK 2, LOT 24

DOM: 141





Courtesy of

List Office Name: Keller Williams Woodlands

