



\$559,900.00

20 CLAREMONT CT, MONTGOMERY, TX 77356, USA

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



Situated on a tranquil Cul-De-Sac in the soughtt out gated community of Bentwater, this single-story residence graces an expansive quarter-acre lot. Boasting an open floor plan w/ soaring ceilings the living space showcases elegant cedar beams, stone fireplace & wood floors. The kitchen stands as a culinary haven w/a spacious island, stainless steel appliances, dual [...]

Rooms & Units Description



Property title: 20 Claremont Montgomery Texas 77356

Room Description: Breakfast Room,Family Room,Formal Dining,Home Office/Study,Utility Room in House

Bed Room Description: All Bedrooms Up,Primary Bed - 1st Floor,Split Plan,Walk-In Closet

Master Planned Community: Bentwater

Subdivision Lake Access YN: 1

Original List Price: 559900.00

Room Count: 6

Beds Max: 5

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

Photo Count: 40

HOA Mandatory: 1

Key Map: 124F

Property Details

Parcel Number: 2615-23-02500

Style: Traditional

Price Sq Ft List: 198.69

Acres Description: 0 Up To 1/4 Acre

Stories: 1

Ownership: Full Ownership

Lot Description: Cul-De-Sac,In Golf Course Community,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Acres: 0.4461

Dwelling Type: Free Standing

Floors: Carpet,Engineered Wood,Tile

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



Exterior: Back Yard,Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Side Yard,Sprinkler System,Subdivision Tennis Court

Roof: Composition

Garage Carport: Auto Garage Door Opener,Porte-Cochere

No Of Garage Cap: 3

Cool System: Central Electric,Zoned

Fireplace Description: Gas Connections

Energy: Attic Vents,Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Spray-Foam

Dishwasher: 1

Countertops: Granite

Golf Course: Bentwater Country Club

Interior: Crown Molding,Dryer Included,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Refrigerator Included,Washer Included

Foundation: Slab

Garage Desc: Attached/Detached Garage

Heat System: Central Gas,Zoned

Pool Area: 1

Fireplaces Number: 1

Oven Type: Double Oven,Gas Oven

Water Sewer: Public Sewer,Public Water,Water District

Microwave: 1

Siding: Brick,Cement Board,Stone

Fees & Taxes

Tax Rate: 2.0081

Tax Year: 2022

Other Mandatory Fee: \$115 & 598 Transfer Fee/Monthly Social Membership

Fee Other Amount: 713

Tax Amount: 8767

Maint Fee Includes: Recreational Facilities

Fee Other: 1

Basics

Baths Full: 3

Year Built Src: Appraisal District

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 N to FM 1097 exit 94 turn left (West)
for 8 miles second Bentwater manned gate turn left
on Bentwood Dr. to left on Fairfield Dr. left on
Clairemont Dr. Home will be on left side at end.

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

Subdivision: Bentwater 23

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Exclusions,Mud,Sellers Disclosure

Exclusions: Curtains w/rods, TV w/ Mounts

Finance Available: Cash
Sale,Conventional,Investor,VA

Legal: BENTWATER 23, BLOCK 1, LOT 25

Access: Manned Gate

Master Planned Community YN: 1

Connections: Gas Dryer
Connections,Washer Connections

Disposal: 1

Exemptions: Homestead,,,,Senior,

Range Type: Gas Cooktop

Legal Subdivision: BENTWATER

DOM: 5

Courtesy of

List Office Name: Re/MAX Universal

