



\$899,000.00

306 PROMENADE ST S, MONTGOMERY, TX 77356, USA

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



New French custom home by premier Royal Texan Homes in the prestigious gated community of Bentwater on Lake Conroe. This luxurious home features \$150,000+ in upgrades & offers 3 or 4 beds, 4.5 baths & 3-car garage. The open concept living area w/vaulted ceiling, gas log fireplace & large windows offers abundant natural light. The [...]

Rooms & Units Description



Property title: 290 Promenade Montgomery Texas 77356

Room Description: Family Room,Gameroom Up,Home Office/Study,Kitchen/Dining Combo,Living Area - 1st Floor,Living/Dining Combo,Utility Room in House

Bed Room Description: 1 Bedroom Up,En-Suite Bath,Primary Bed - 1st Floor,Sitting Area,Split Plan,Walk-In Closet

Photo Count: 39

HOA Mandatory: 1

Completed Construction Date: 2023-05-26

Room Count: 9

Beds Max: 4

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

Subdivision Lake Access YN: 1

Original List Price: 949000.00

Property Details

Parcel Number: NA

Style: French,Traditional

Builder Name: Royal Texan Homes

Acres: 0.6218

Dwelling Type: Free Standing

New Construction Desc: Never Lived In

Floors: Carpet,Tile,Wood

Utility District: 1

Lot Description: Cleared,In Golf Course Community,Subdivision Lot

List Type: Exclusive Right to Sell/Lease

Price Sq Ft List: 229.10

Acres Description: 0 Up To 1/4 Acre

New Construction: 1

Stories: 1

Restrictions: Deed Restrictions, Deed Restrictions

Property Features



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

Roof: Composition

Garage Carport: Auto Garage Door Opener

No Of Garage Cap: 3

Cool System: Central Electric,Zoned

Fireplace Description: Gaslog Fireplace

Energy: Attic Fan,Attic Vents,Ceiling Fans,Digital Program Thermostat,Energy Star Appliances

Oven Type: Electric Oven

Water Sewer: Public Sewer,Water District

Golf Course: Bentwater Country Club

Interior: Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling

Foundation: Slab

Garage Desc: Attached Garage,Oversized Garage

Heat System: Central Gas,Zoned

Pool Area: 1

Fireplaces Number: 1

Kitchen Desc: Breakfast Bar,Butler Pantry,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting,Walk-in Pantry

Dishwasher: 1

Microwave: 1

Siding: Stucco

Fees & Taxes

Tax Rate: 2.1898

Maint Fee Includes: Clubhouse,Limited Access Gates,On Site Guard,Other,Recreational Facilities

Other Mandatory Fee: Transfer Fee/Estate Fee/Social Membership

Fee Other: 1

Fee Other Amount: 480/250/199

Basics

Baths Full: 4

Baths Half: 1

Year Built Src: Builder

Price Change Timestamp: 2023-07-11T16:06:11.693

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 FM-1097- Turn Left onto onto
Bentwater Dr, Turn Left onto Somerton Drive, Turn
Right onto Edgewood Dr, Turn Right onto The Estates
Dr, Turn left onto Promenade St N, home is on the
Right.

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

Subdivision: Bentwater 35

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Connections: Electric Dryer Connections

Disposal: 1

Range Type: Gas Cooktop

Legal Subdivision: BENTWATER

DOM: 60

Realist Block: Deed Restrictions

Disclosures: Mud,Sellers Disclosure

Finance Available: Cash Sale,Conventional,FHA,VA

Legal: S261535 - BENTWATER 35, BLOCK 1, LOT 6

Access: Manned Gate

Courtesy of

List Office Name: Keller Williams Woodlands

