



**3031 BENTWATER DR, MONTGOMERY, TX
77356, USA**

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

Beautiful Stucco house on the Golf Course! Pool with new plaster 02/2023! All Bedrooms down! Texas sized kitchen with tons on counter space and cabinet space with Granite countertops! New Hardwoods in Master, Fresh paint inside. Upstairs very large game room. New water heaters 02/2023, Screened in Patio!

Rooms & Units Description

Property title: 3031 Bentwater Montgomery Texas 77356

Bed Room Description: All Bedrooms Down

Photo Count: 31

Original List Price: 629880.00

Room Count: 3

Master Planned Community: Bentwater

HOA Mandatory: 1

Key Map: 124F



Property Details

Parcel Number: 2615-63-01000	Lot Description: On Golf Course
Style: Contemporary/Modern,Mediterranean	List Type: Exclusive Right to Sell/Lease
Price Sq Ft List: 165.72	Acres: 0.2604
Acres Description: 1/4 Up to 1/2 Acre	Dwelling Type: Free Standing
Stories: 1	Restrictions: Deed Restrictions, Deed Restrictions

Property Features

Roof: Composition	Foundation: Slab
Garage Desc: Attached Garage	No Of Garage Cap: 2
Heat System: Central Electric	Cool System: Central Electric
Pool Area: 1	Pool Private: 1, Gunite
Fireplaces Number: 1	Dishwasher: 1
Water Sewer: Public Sewer,Public Water	Microwave: 1
Golf Course: Bentwater Country Club	Siding: Stucco

Fees & Taxes

Tax Rate: 2.0081	Tax Amount: 9626
Tax Year: 2022	Maint Fee Includes: Clubhouse,Grounds,On Site Guard

Basics

Baths Full: 2	Baths Half: 1
Year Built Src: Appraisal District	Price Change Timestamp: 2023-06-19T09:55:24.663



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: Bentwater dr all the way until it dead ends, house on right

School Middle: MONTGOMERY JUNIOR HIGH SCHOOL

Subdivision: Bentwater 63

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disposal: 1

Legal: BENTWATER 63, BLOCK 1, LOT 10

Master Planned Community YN: 1

Disclosures: Sellers Disclosure

Finance Available: Cash Sale,Conventional,FHA,VA

DOM: 102

Courtesy of

List Office Name: Texas Ally Real Estate Group,

