



\$619,900.00

**440 EDGEWOOD DR, MONTGOMERY, TX
77356, USA**

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



Timelessly elegant home nestled across the shores from Lake Conroe. This home offers a captivating blend of luxury, technology and views from almost every room! For the tech savvy homeowner, this home is a dream with Alexa/Bixby/Ring controls as well as charging stations and plugs built into the kitchen counters. In addition to captivating views [...]

Rooms & Units Description



Property title: 440 Edgewood Montgomery Texas 77356

Room Description: Breakfast Room,Family Room,Formal Dining,Gameroom Up,Library,Living Area - 1st Floor,Utility Room in House

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

Master Planned Community: Bentwater

Subdivision Lake Access YN: 1

Original List Price: 619900.00

Room Count: 9

Beds Max: 4

Master Bath Desc: Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Secondary Bath(s): Soaking Tub

Photo Count: 41

HOA Mandatory: 1

Key Map: 124H

Property Details

Parcel Number: 2615-04-02400

Style: Traditional

Price Sq Ft List: 183.13

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

Stories: 2

Restrictions: Deed Restrictions, Deed Restrictions

Lot Description: In Golf Course Community,Water View

List Type: Exclusive Right to Sell/Lease

Acres: 0.26

Dwelling Type: Free Standing

Floors: Carpet,Wood

Property Features



Exterior: Covered Patio/Deck,Sprinkler System,Subdivision Tennis Court	Interior: Alarm System - Owned,Balcony,Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling
Roof: Composition	Foundation: Slab
Garage Carport: Additional Parking	Garage Desc: Attached Garage
No Of Garage Cap: 2	Heat System: Central Gas
Cool System: Central Electric	Pool Area: 1
Fireplace Description: Gaslog Fireplace	Fireplaces Number: 1
Energy: Energy Star Appliances,Energy Star/CFL/LED Lights,Insulation - Blown Fiberglass	Kitchen Desc: Breakfast Bar,Pantry,Soft Closing Cabinets,Soft Closing Drawers,Walk-in Pantry
Oven Type: Convection Oven,Double Oven	Dishwasher: 1
Water Sewer: Water District	Microwave: 1
Golf Course: Bentwater Country Club	Siding: Brick
Water Amenity: Lake View, Lake View	

Fees & Taxes

Tax Rate: 2.0081	Tax Amount: 11055
Tax Year: 2022	Maint Fee Includes: Clubhouse,Grounds,Limited Access Gates,Recreational Facilities
Other Mandatory Fee: social transfer fee	Fee Other: 1
Fee Other Amount: 2165	

Basics

Baths Full: 3	Baths Half: 1
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: i45 North, exit 1097, turn left approx
7.5 miles to Bentwater Dr, left on Edgewood,
home on the right

School Middle: MONTGOMERY JUNIOR HIGH
SCHOOL

Subdivision: Bentwater 04

State: Texas

City: Montgomery

Miscellaneous

Annual Maint Desc: Mandatory

Realist Block: Deed Restrictions

Disclosures: Mud

Finance Available: Cash Sale,Conventional,VA

Legal: BENTWATER 04, BLOCK 2, LOT 15

Master Planned Community YN: 1

Connections: Electric Dryer
Connections,Washer Connections

Disposal: 1

Range Type: Gas Cooktop

Legal Subdivision: BENTWATER

Courtesy of

List Office Name: Berkshire Hathaway HomeService

