



\$556,000.00

## 55 RUSKIN DR W, MONTGOMERY, TX 77356, USA

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

\*\*\*BENTWATER GOLF COMMUNITY \*\*\*NEW CONSTRUCTION

\*\*\*3/4 BEDROOMS (2 bed down/2 up)\*\*\*3 FULL BATHS

\*\*\*Magnificent new construction in Bentwater Golf Course, close to Lake Conroe, front door opens to an open concept of living room, formal dining. Kitchen features quartz countertops and stainless steel appliances, accent fireplace, good size primary bedroom, primary bath includes double sinks, [...]

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### Rooms & Units Description



**Property title:** 55 RUSKIN DRIVE Montgomery  
Texas 77356

**Room Description:** 1 Living Area,Formal Dining

**Bed Room Description:** 2 Bedrooms Down

**Photo Count:** 41

**Original List Price:** 589888.00

**Room Count:** 8

**Beds Max:** 4

**Master Planned Community:**  
Bentwater

**HOA Mandatory:** 1

**Completed Construction Date:**  
2023-04-24

Property Details

**Parcel Number:** 2615-00-05900

**Style:** Traditional

**Builder Name:** STONEWOOD LANDMARK

**Acres Description:** 0 Up To 1/4 Acre

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

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

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 186.33

**Dwelling Type:** Free Standing

**New Construction Desc:** Never Lived In

**Floors:** Carpet,Tile

Property Features

**Exterior:** Porch

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Fireplace Description:** Gaslog Fireplace

**Energy:** Ceiling Fans

**Dishwasher:** 1

**Microwave:** 1

**Siding:** Brick,Stone

**Interior:** High Ceiling

**Foundation:** Slab

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplaces Number:** 1

**Oven Type:** Gas Oven

**Water Sewer:** Water District

**Golf Course:** Bentwater Country Club



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# Fees & Taxes

**Other Mandatory Fee:** Transfer + CAP FEE

**Fee Other:** 1

**Fee Other Amount:** 150+598

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# Basics

**Baths Full:** 3

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-07-21T22:44:01.530

**Completion Date:** 2023-04-28

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# Location Details

**Area:** 39

**County Or Parish:** Montgomery

**School District:** 37 - Montgomery

**Directions:** FM 1097 to Bentwater Drive,Left on Edgewood, Right on Ruskin, Home is on the right

**School Elementary:** LINCOLN ELEMENTARY SCHOOL (MONTGOMERY)

**School Middle:** MONTGOMERY JUNIOR HIGH SCHOOL

**School High:** MONTGOMERY HIGH SCHOOL

**Subdivision:** BENTWATER

**Geo Market Area:** Lake Conroe Area

**State:** Texas

**Zip:** 77356

**City:** Montgomery

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# Miscellaneous

**Annual Maint Desc:** Mandatory

**Master Planned Community YN:** 1

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

**Disposal:** 1

**Range Type:** Gas Cooktop

**Legal:** S261500 - BENTWATER 01, BLOCK 4, LOT 5

**DOM:** 93

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# Courtesy of



**List Office Name:** RE/MAX The Woodlands & Spring

