



\$489,900.00

**86 HIGHLAND POINT DR, MONTGOMERY, TX  
77356, USA**

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



Spectacular custom home by Royal Homes. Ideally situated on a spacious lot w/ private greenbelt views. You'll be impressed from the moment you walk in the door! Gourmet kitchen w/rich cabinetry, stone accent details, & huge pantry; Open LivingRM w/large sunny windows & faux beams; inviting study w/ french doors and shelving; Sophisticated owner's suite [...]

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## Rooms & Units Description



**Property title:** 86 Highland Point Montgomery Texas 77356

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

**Bed Room Description:** 2 Bedrooms Down,All Bedrooms Down,En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

**Master Planned Community:** Bentwater

**Subdivision Lake Access YN:** 1

**Original List Price:** 489900.00

**Garage Dimension:** 23x26

**Room Count:** 8

**Beds Max:** 3

**Master Bath Desc:** Disabled Access,Half Bath,Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Vanity Area

**Photo Count:** 50

**HOA Mandatory:** 1

**Vac Rental:** Not Allowed

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## Property Details

**Parcel Number:** 2615-33-01300

**Style:** Ranch,Traditional

**Builder Name:** Royal Homes

**Acres:** 0.2583

**Dwelling Type:** Free Standing

**Floors:** Concrete

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Cleared,Cul-De-Sac,Greenbelt,In Golf Course Community,Subdivision Lot,Wooded

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

**Price Sq Ft List:** 220.58

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

**Stories:** 1

**Ownership:** Full Ownership

**Utility District:** 1

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## Property Features



**Exterior:** Back Green Space,Back Yard,Controlled Subdivision Access,Patio/Deck,Porch,Private Driveway,Sprinkler System,Subdivision Tennis Court

**Roof:** Other

**Garage Carport:** Auto Garage Door Opener

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplace Description:** Gaslog Fireplace

**Energy:** Ceiling Fans,Digital Program Thermostat,Energy Star/CFL/LED Lights,HVAC>13 SEER,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass

**Oven Type:** Convection Oven,Electric Oven

**Water Sewer:** Public Sewer,Public Water,Water District

**Microwave:** 1

**Siding:** Stone

**Interior:** Alarm System - Owned,Crown Molding,Disabled Access,Fire/Smoke Alarm,High Ceiling,Wired for Sound

**Foundation:** Slab

**Garage Desc:** Attached Garage,Oversized Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplaces Number:** 1

**Kitchen Desc:** Island w/o Cooktop,Kitchen open to Family Room,Pots/Pans Drawers,Under Cabinet Lighting,Walk-in Pantry

**Dishwasher:** 1

**Countertops:** Granite

**Golf Course:** Bentwater Country Club

Fees & Taxes

**Tax Rate:** 2.0081

**Tax Year:** 2022

**Other Mandatory Fee:** \$713/ POA Transfer Fee

**Fee Other Amount:** \$199/ Mos. Social Membership

**Tax Amount:** 6347

**Maint Fee Includes:** Limited Access Gates,Other

**Fee Other:** 1

Basics

**Baths Full:** 2

**Year Built Src:** Appraisal District

**Baths Half:** 1

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 N Exit FM 1097 and take Left. Go to the West gate Bentwater entrance and take a Left on Bentwood Dr. Take a right on Highland Point Dr. Home will be on the Left in the cul de sac.

**School Middle:** MONTGOMERY JUNIOR HIGH SCHOOL

**Subdivision:** Bentwater

**State:** Texas

**City:** Montgomery

Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Sellers Disclosure

**Exemptions:** Homestead,,,,,,,,,,

**Range Type:** Gas Range

**Legal Subdivision:** BENTWATER

**DOM:** 4

**Master Planned Community YN:** 1

**Connections:** Electric Dryer Connections, Gas Dryer Connections, Washer Connections

**Disposal:** 1

**Finance Available:** Cash Sale, Conventional, FHA, VA

**Legal:** Lot 13, Block 1, Sec 33

**Access:** Manned Gate

Courtesy of

List Office Name: BHGRE Gary Greene

