



\$694,995.00

## 91 BENT TREE LN, MONTGOMERY, TX 77356, USA

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



New Construction Located in the Gated Golf and Lakeside Community of Bentwater. Interior Features include 4 Bedrooms , 4 1/2 Baths , 2 Car and a Golf Cart Garage. Upon Entry The Formal Dinning and Study are Located of the Foyer with Dramatic 20 Ft Ceilings Leading to the Family Room . The Kitchen is [...]

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### Rooms & Units Description



**Property title:** 91 Bent Tree Montgomery Texas 77356

**Room Description:** 1 Living Area,Formal Dining,Gameroom Up,Home Office/Study,Kitchen/Dining Combo,Utility Room in House

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

**Master Planned Community:** Bentwater

**Subdivision Lake Access YN:** 1

**Original List Price:** 699995.00

**Key Map:** 124G

**Room Count:** 9

**Beds Max:** 4

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub

**Photo Count:** 32

**HOA Mandatory:** 1

**Completed Construction Date:** 2023-07-21

## Property Details

**Parcel Number:** 2615-19-06600

**Style:** Traditional

**Builder Name:** Tx Best Home Builder

**Acres:** 0.2296

**Dwelling Type:** Free Standing

**New Construction Desc:** Never Lived In

**Floors:** Laminate,Tile

**Utility District:** 1

**Lot Description:** In Golf Course Community

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

**Price Sq Ft List:** 210.80

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

**New Construction:** 1

**Stories:** 2

**Restrictions:** Deed Restrictions, Deed Restrictions

## Property Features



**Exterior:** Back Yard Fenced,Controlled Subdivision Access,Patio/Deck,Porch,Sprinkler System,Subdivision Tennis Court

**Roof:** Composition

**Garage Carport:** Additional Parking,Auto Garage Door Opener,Circle Driveway,Golf Cart Garage

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplace Description:** Mock Fireplace

**Energy:** Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,Insulated/Low-E windows,Radiant Attic Barrier

**Oven Type:** Freestanding Oven

**Water Sewer:** Water District

**Microwave:** 1

**Siding:** Brick,Stucco

**Interior:** Fire/Smoke Alarm,High Ceiling

**Foundation:** Slab

**Garage Desc:** Attached Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplaces Number:** 2

**Kitchen Desc:** Island w/o Cooktop,Kitchen open to Family Room,Pantry,Soft Closing Cabinets,Soft Closing Drawers,Walk-in Pantry

**Dishwasher:** 1

**Countertops:** Quartz

**Golf Course:** Bentwater Country Club

Fees & Taxes

**Tax Rate:** 2.0081

**Tax Amount:** 607

**Tax Year:** 2022

**Other Mandatory Fee:** Social Membership Transfer Fee

**Fee Other:** 1

**Fee Other Amount:** 2165

Basics

**Baths Full:** 4

**Baths Half:** 1

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-08-11T07:02:18.123

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:** I-45 North to FM 1097 . Follow west to Bentwater Dr . Turn Left on to Bentwater Dr Follow to Bent Tree. Turn right follow to the Homesite on the Right.

**School Middle:** MONTGOMERY JUNIOR HIGH  
SCHOOL

**Subdivision:** Bentwater 19

**State:** Texas

**City:** Montgomery

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud

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

**Legal:** BENTWATER 19, BLOCK 3, LOT 2

**Access:** Manned Gate

**Master Planned Community YN:** 1

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

**Disposal:** 1

**Range Type:** Freestanding Range

**Legal Subdivision:** BENTWATER

**DOM:** 33

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## Courtesy of

**List Office Name:** Walzel Properties

