



\$1,250,000.00

## 92 BENTHAVEN E, MONTGOMERY, TX 77356, USA

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



Located on Benthaven Isle, an exclusive gated enclave within the already gated country club community of Bentwater on Lake Conroe, you're one of three dozen homes separated from the main subdivision by a 200' bridge. This is about as private as it gets. Surrounded by multi-million dollar homes, you're one of only a half dozen [...]

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### Rooms & Units Description



**Property title:** 92 Benthaven Montgomery Texas 77356

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

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

**Master Planned Community:** Bentwater

**HOA Mandatory:** 1

**Key Map:** 124M

**Room Count:** 14

**Beds Max:** 4

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Jetted Tub,Primary Bath: Separate Shower,Secondary Bath(s): Separate Shower,Secondary Bath(s): Tub/Shower Combo

**Photo Count:** 50

**Original List Price:** 1499000.00

**Vac Rental:** Not Allowed

Property Details

**Parcel Number:** 2615-93-02200

**Lot Dimention:** 174x121

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

**Price Sq Ft List:** 289.69

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

**Stories:** 2

**Ownership:** Full Ownership

**Utility District:** 1

**Lot Description:** Cul-De-Sac,Greenbelt,In Golf Course Community,Water View

**Style:** Traditional

**Builder Name:** Paul Meyer Custom

**Acres:** 0.471

**Dwelling Type:** Free Standing

**Floors:** Stone,Tile,Wood

**Restrictions:** Deed Restrictions, Deed Restrictions

Property Features



**Exterior:** Back Yard,Back Yard  
Fenced,Controlled Subdivision Access,Covered  
Patio/Deck,Fully Fenced,Outdoor  
Fireplace,Outdoor  
Kitchen,Patio/Deck,Porch,Spa/Hot Tub,Sprinkler  
System,Subdivision Tennis Court

**Roof:** Composition

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

**Heat System:** Central Gas,Zoned

**Pool Area:** 1

**Fireplace Description:** Gas  
Connections,Gaslog Fireplace

**Energy:** Attic Vents,Ceiling Fans,Digital  
Program Thermostat,Generator

**Oven Type:** Gas Oven,Single Oven

**Water Sewer:** Water District

**Microwave:** 1

**Siding:** Stone,Stucco

**Interior:** Alarm System - Owned,Crown  
Molding,Drapes/Curtains/Window  
Cover,Fire/Smoke Alarm,High Ceiling

**Foundation:** Slab on Builders Pier

**No Of Garage Cap:** 3

**Cool System:** Central Electric,Zoned

**Pool Private:** 1, Gunite,In Ground

**Fireplaces Number:** 2

**Kitchen Desc:** Breakfast Bar,Island w/  
Cooktop,Kitchen open to Family  
Room,Pantry,Second Sink,Under Cabinet  
Lighting,Walk-in Pantry

**Dishwasher:** 1

**Countertops:** Granite

**Golf Course:** Bentwater Country Club

**Water Amenity:** Lake View, Lake View

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## Fees & Taxes

**Tax Rate:** 2.0081 **Tax Amount:** 18071

**Tax Year:** 2022 **Other Mandatory Fee:** Social Membrship & Benthaven Isle Transfer Fee

**Fee Other:** 1 **Fee Other Amount:** 2165/175

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## Basics

**Baths Full:** 4

**Baths Half:** 1

**Year Built Src:** Appraisal District

**Price Change Timestamp:** 2023-07-24T16:20:36.347

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## Location Details



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|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Area:</b> 39                                                  | <b>County Or Parish:</b> Montgomery                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>School District:</b> 37 - Montgomery                          | <b>Directions:</b> I-45 Exit 94 and follow FM 1097 West. Cross over Lake Conroe bridge then first left at the light onto Bentwater Drive. Follow to third stop sign then left onto Club Island Way. You'll pass between the Country Club and the Sports Club and continue straight until you encounter the gate. Enter your gate code and cross bridge onto Benthaven Isle which is a large loop. Continue straight when it forks and follow to the tip of the island where 92 Benthaven East is on your left as you round the curve. |
| <b>School Elementary:</b> LINCOLN ELEMENTARY SCHOOL (MONTGOMERY) | <b>School Middle:</b> MONTGOMERY JUNIOR HIGH SCHOOL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>School High:</b> MONTGOMERY HIGH SCHOOL                       | <b>Subdivision:</b> Bentwater                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Geo Market Area:</b> Lake Conroe Area                         | <b>State:</b> Texas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Zip:</b> 77356                                                | <b>City:</b> Montgomery                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

**Miscellaneous**

|                                                                     |                                                                   |
|---------------------------------------------------------------------|-------------------------------------------------------------------|
| <b>Annual Maint Desc:</b> Mandatory                                 | <b>Master Planned Community YN:</b> 1                             |
| <b>Realist Block:</b> Deed Restrictions                             | <b>Connections:</b> Electric Dryer Connections,Washer Connections |
| <b>Disclosures:</b> Estate,Mud,Other Disclosures,Sellers Disclosure | <b>Disposal:</b> 1                                                |
| <b>Exemptions:</b> Homestead,,,,Senior,                             | <b>Finance Available:</b> Cash Sale,Conventional                  |
| <b>Range Type:</b> Gas Cooktop                                      | <b>Legal:</b> S261593 - BENTWATER 93, BLOCK 2, LOT 9              |
| <b>Legal Subdivision:</b> Bentwater                                 | <b>Access:</b> Manned Gate                                        |
| <b>DOM:</b> 203                                                     |                                                                   |

**Courtesy of**

**List Office Name:** Keller Williams Advtge Realty

