



\$599,000.00

**92 CAMDEN HILLS DR, MONTGOMERY, TX  
77356, USA**

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



BRAND NEW CONSTRUCTION HOME located in the heart of friendly Bentwater Golf Course gated community on Lake Conroe. Home is beautifully situated with approx. 10ft elevation above the road grade which features a very nice facade. Home features 4 bedrooms & 3.5 baths with an extra huge room that can be used as an office [...]

**Rooms & Units Description**



**Property title:** 92 Camden Hills Montgomery Texas 77356

**Room Description:** Family Room,Formal Living,Home Office/Study,Kitchen/Dining Combo,Media,Utility Room in House

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

**Photo Count:** 28

**Original List Price:** 649000.00

**Key Map:** 124B

**Room Count:** 12

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

**Master Planned Community:** Bentwater

**HOA Mandatory:** 1

**Completed Construction Date:** 2023-04-10

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## Property Details

**Parcel Number:** 2615-29-00400

**Lot Dimention:** 86x120

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

**Price Sq Ft List:** 190.16

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

**New Construction:** 1

**Stories:** 2

**Ownership:** Full Ownership

**Utility District:** 1

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

**Style:** Contemporary/Modern

**Builder Name:** Core77 LLC

**Acres:** 0.1655

**Dwelling Type:** Free Standing

**New Construction Desc:** Never Lived In

**Floors:** Carpet,Tile,Vinyl Plank

**Restrictions:** Deed Restrictions, Deed Restrictions

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## Property Features



**Exterior:** Back Yard,Controlled Subdivision Access,Not Fenced,Patio/Deck,Side Yard,Sprinkler System,Subdivision Tennis Court

**Roof:** Composition

**Garage Desc:** Attached Garage

**Heat System:** Central Gas,Heat Pump

**Pool Area:** 1

**Energy:** Attic Vents,Ceiling Fans,Energy Star Appliances,Energy Star/CFL/LED Lights,High-Efficiency HVAC,Insulated/Low-E windows,Insulation - Batt,Insulation - Blown Fiberglass,Insulation - Rigid Foam

**Oven Type:** Electric Oven,Gas Oven

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

**Siding:** Brick,Stone,Stucco

**Interior:** Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Refrigerator Included

**Foundation:** Slab on Builders Pier

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pots/Pans Drawers,Soft Closing Cabinets,Soft Closing Drawers,Under Cabinet Lighting

**Dishwasher:** 1

**Golf Course:** Bentwater Country Club

Fees & Taxes

**Tax Rate:** 2.1142

**Tax Year:** 2022

**Other Mandatory Fee:** Monthly Social Membership Fee

**Fee Other Amount:** 187

**Tax Amount:** 381

**Maint Fee Includes:** Grounds,Limited Access Gates,Recreational Facilities

**Fee Other:** 1

Basics

**Baths Full:** 3

**Baths Half:** 1

**Year Built Src:** Builder

**Price Change Timestamp:** 2023-07-06T14:59:20.387

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:** From I45 go West on FM1097. Left on Bentwood Drive (2nd Bentwater guard gate entrance). Left on Camden Hills.

**School Middle:** MONTGOMERY JUNIOR HIGH SCHOOL

**Subdivision:** Bentwater

**State:** Texas

**City:** Montgomery

Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disposal:** 1

**Range Type:** Electric Range

**Legal Subdivision:** BENTWATER

**Master Planned Community YN:** 1

**Disclosures:** No Disclosures

**Finance Available:** Cash Sale,Conventional

**Legal:** S261529 - BENTWATER 29, BLOCK 1, LOT 4

**DOM:** 109

Courtesy of

**List Office Name:** My Castle Realty

