

138 & 0 Winthrop Harbor St. Montgomery, TX 77356



Kirsten Seglen
JOHN DAUGHERTY, REALTORS
SOCIETY
OF DISTINCTION

General Features

- Most affordable house on the water and golf course in Bentwater
- Extremely low taxes (property and MUD)
- No bulkhead issues/ concerns
 - redone in the past 5 years
 - by Hayes Utility at their cost
- Offering the adjacent lot for privacy/ expansion *can be separated if necessary
 - fenced
 - sprinkled
- No flooding!
- Owned since 2003
- Proximity to main entrance and Beltway
- Located at end of U-shaped street

Exterior Features

- Dedicated drive-up golf car garage
- Extensive multi-level deck on lake/ golf course
- Separate deck entrances from master bedroom and living room
- Mature oak and pine trees
- Outdoor kitchen with grill, sink and refrigerator
- Wood burning fireplace

Community Features

- Owner is permitted to build boat slip (according to Bentwater Covenants)
- Owned since 2003
- Proximity to main Bentwater entrance and Beltway
- Located at end of U-shaped street
- Social membership included
- Golf membership available

Interior Features

- Vaulted ceilings
- Double pane windows throughout
- Flooring includes hardwood, tile and carpet
- Plantation shutters throughout
- Ample storage with (3) walk-in closets + multiple hall closets
- Washer & Dryer INCLUDED
- Kitchen offers floor to ceiling cabinetry
- Premium Appliances:
 - Sub Zero refrigerator
 - dedicated ice-maker
 - (2) warming drawers
 - dishwasher, disposal, microwave
- New A/C (up and down) in the past 5 years
- New water heater in the past 5 years