

- Premium Golf-Course Lot Location: 9th Hole Tee-Box/Miller Course
- Oversized Garage with Additional Storage-8' Insulated Doors
- Golf-Cart Garage
- "Cool Decking" Style Coated Garage Floors
- Fenced Dog Run Area
- Dual Solid Wood Front Doors
- 6" Red Oak Hardwood Flooring
- Custom Cabinetry with Built-In Accessories Throughout
- Built-In Miele Coffee Maker
- Granite Countertops
- KitchenAid Appliances/Gas Cooktop/Warming Drawer
- Custom Pocket Office and Mud Room Storage
- Full Equipped Media Room with Theatre Seating
- Upgraded Media Room Carpeting
- Upgraded Kohler Fixtures Throughout
- Picture Windows
- Upgraded Mediterranean Drag Texture
- Master Bathroom Shower System with Body Sprays
- Custom Master Closet
- Screened-In Back Patio with Remote Operated Shade
- Upstairs Flex Room: Optional Fourth Bedroom with Closet and Private Balcony Access
- Stained Pine Wood Flooring Upstairs
- Ample Floored Attic Storage
- Recently Replaced Water Heaters
- Bentwater Country Club Membership

\*\*Features per seller

FEATURE LIST:  
3110 BENTWATER DR W  
MONTGOMERY, TX

*The Collection*  
Real Estate by JLA Realty

[thecollectionhouston.com](http://thecollectionhouston.com)