

FEATURES LIST

Stunning Golf Course Home
Partners In Building
Oversized Golf Lot
On Miller #12
(Approximately 208 Feet Deep)
Vacation At Home
In This Beautiful Golf Resort



Exterior

- Stunning rock and stucco with beautiful landscaping
- Front elevation with large circle drive creates luxurious curb appeal
- Dramatic two-story entrance with double wrought-iron doors
- Wrought iron gated entry leads to porte-cochere, auto court, 1-car garage with 200lb lift to attic for easy storage of heavy items and 2-car garage with tandem workshop with sealed flooring and pegboard walls plus additional storage
- Deep covered private patio; 2nd story balcony
- Oversized golf course lot in Bentwater's tranquil West side
- Large fenced wooded back yard; room for pool or summer kitchen
- 2 Rinnai tankless hot water heaters; 3 Lennox SEER 21 A/C units

3085 Bentwater Dr W | Montgomery, TX
Bentwater Subdivision

Interior

- Deep, luxurious foyer with crystal chandelier*, travertine flooring with wood inserts
- Elevated study with maple built-ins, plantation shutters on curved window wall
- Large formal dining room with beautiful woodwork
- Breathtaking seashell-influenced staircase with chandelier* and wrought iron rails
- Family room with two-story window wall providing fantastic golf course views; rock wall anchors gas log fireplace
- Three archways open to kitchen with:
 - ❖ Granite-topped sharing island
 - ❖ Large walk-in pantry with multiple shelving areas
 - ❖ Double ovens, 6-burner gas cooktop, built-in refrigerator
- Breakfast and sunroom with gorgeous golf course views
- Owner's retreat on first floor with:
 - ❖ Large sitting area with gas log fireplace
 - ❖ Impressive bedroom large enough to handle full set of furniture
 - ❖ Resort-style bath with three-headed walk-in shower, jetted tub, double sinks
 - ❖ Spacious walk-in closet allows owner to dress/undress in style while clothing and accessories are neatly displayed within easy reach
 - ❖ Utility room adjacent to primary closet with built-ins including desk

*Chandeliers have key lock to lower for easy cleaning

Interior (continued)

- Two guest rooms on the first floor each with its own bath
- Mud room exits to porte-cochere

2nd Floor

- Guest room with its own bath; there's a door through closet to large attic space above garage with 200lb lift for easy accessibility
- Game room with wet bar and beautiful built-ins. Hidden closet that also leads to attic space. Pool table is NOT available. Exit to covered balcony from this room
- Hollywood-style media room. All audio/video equipment remains. Drapes and wall coverings remain. Furniture is NOT available
- Master's Golf Membership available

4 BDRM | 4 FULL 1 HALF BATHS | 2 STORY
5,346 SQFT

MLS #3152260