

Welcome to BENTWATER on Lake Conroe ~ A Resort-Style Community
3122 Bentwater Drive West, Montgomery, TX 77356
Custom-Built Home with an expansive view of the Miller Golf Course

Community Amenities: 2 Gated Entrances, Country Club, Yacht Club,
Pro Shop, 3 Championship Golf Courses, Golf Academy, 10,000sf Sports Club
with weekly fitness classes, Pickleball and Tennis Courts, Day Spa,
2 Pools, a Full-Service Marina and a variety of Dining Venues.

Year Built: 2006 2703 sf Interior Living Space Golf Course Lot: 11,600 sf

**Total of 4225 sf includes OVERSIZED 2 Car Garage with lots of Storage Cabinets,
a huge 10' x 17' Storage Closet with a Portable AC/Dehumidifier and a full
Staircase leading to additional Attic Storage. The Golf Cart Garage has a
Workshop, additional storage space & Utility ½ Bath**

**This Well-Cared for, Low Maintenance home is Ideal for Entertaining
Family & Friends Indoors and Outdoors.**

**It's PET-FREE and SMOKE-FREE ~ It DID NOT FLOOD during Hurricane Harvey.
.... and it has an ABUNDANCE of STORAGE throughout**

FRONT ENTRY: Slate Floor, Solid Wood Door with Cut Glass Insert, "RING" Doorbell

**The INTERIOR has 3 Bedrooms, 3 Full Bathrooms, a Laundry Room, Home Office and
a Flex Room with Built-in Bookcase and Oak Flooring that can be used as a 2nd Office,
a Den, Game Room, Playroom, Exercise Area, TV Room, Music Room, Craft Area,
Library -or- add a closet and it can be an additional Bedroom.**

**CROWN MOLDING and 5" BASEBOARDS throughout
CEILING FANS all 3 Bedrooms, Primary Bathroom, Home Office, Living Area,
Flex Room and Golf Cart Garage Workshop Area.**

**Spacious ENTRY HALL leads into the Large, OPEN LIVING AREA w a GAS FIREPLACE,
KITCHEN and DINING AREA all with Expansive Views of the MILLER GOLF COURSE**

DINING AREA can easily accommodate a 6 ft+ Table with 6-8 Chairs

**KITCHEN is a Cook's Dream! Granite Countertops, an Undermount Sink and a Large
Walk-In PANTRY with Built-in Spice Racks.... Quiet KitchenAid Dishwasher,
KitchenAid Wall/Convection Oven and Microwave, GE 5 Burner Gas Cooktop and GE
French Door Refrigerator (EOY 2020) Lots of Counter Space and a Center Island...
Owners installed stainless, tiered pull-out shelves in the lower cabinets for extra
storage & easy access**

**PRIMARY BEDROOM has an ensuite Bathroom with Custom Built Storage Closets,
Double Sink Vanity, Soaking Tub, Large Walk-In Shower with Seat and a SPACIOUS
WALK-IN CLOSET with Custom Built Drawers and Shelves. There are 2 SECONDARY
BEDROOMS; one with an Ensuite and the other with an Adjoining Full Bathroom**

The wood paneled HOME OFFICE has a built-Desk with several upper and lower cabinets, a storage closet and Oak Flooring

The LAUNDRY ROOM features a deep Sink and lots of cabinets for storage MAYTAG Front Loading WASHER and DRYER with Commercial Technology (EOY 2020)

FLOORS: Living Area, Dining Area, Kitchen, Laundry and Bath areas are all Tiled
Home Office and Flex Room have Oak Flooring
Neutral Karastan Carpet installed in all 3 Bedrooms (EOY 2020)

House is pre-wired for Cable.
Home Energy Rating System with Radiant Barrier, R-13 Fiberglass Insulation in Exterior Walls, and R-19/R-30 Fiberglass Insulation in Ceiling Areas

HVAC System inspected 2x year by Kahi Heat and A/C Company
High Efficiency 16 SEER Carrier A/C System with Programmable Thermostat
2 Natural Gas Water Heaters
Post Tension Slab

Covered, SCREENED-IN BACK PORCH w 2 Ceiling Fans, Ceiling Lights & an Outlet

OUTDOOR PATIO Great for a Hot Tub, Outdoor Kitchen or Al Fresco Dining

EXTERIOR PERIMETER LIGHTS

SPRINKLER SYSTEM in Front and Backyard.

LOW MAINTENANCE LANDSCAPING with 7 mature Trees

WINDOW COVERINGS: Plantation Shutters
Custom Pleated Shades in Living Area and all Bedrooms

EOY 2020

Interior Professionally Painted

Oversized 2 Car Garage Walls & Ceiling Professionally Painted
Along with Durable Epoxy Paint on the Floor

Porch Floor Professionally Painted

Installed Neutral Karastan Carpet in all 3 Bedrooms

ALL 50 Recessed Ceiling Lighting replaced with LED Bulbs

Fireplace Façade completely redone with Stacked Stone

2021

New Double Pane Glass installed in all Front Windows

Custom Plantation Shutters installed

Custom Shade installed on Back Door to Porch

Mature Trees in Front Yard Professionally trimmed

Sprinkler System revamped

2022

**ROOF & GUTTERS completely replaced with 30-year Shingles and LEAF GUARDS
In April 2022 by Entrusted Roofing, Albert Fulton, Owner and BW Resident**

2023

**Laundry Room: Electrician replaced fluorescent ceiling fixture with 4ft LED Flush
Mount Light Fixture and changed out Exterior Perimeter Lights**

**Internet: Tachus 832-791-1100
Electric: Entergy 800-368-3749
Gas: CenterPoint 713-659-2111
Water/Trash: Hayes MUD #18 936-588-1166
Bentwater POA: 936-597-5532 Annual Dues as of June 2023 \$1146.00
Montgomery ISD**

All Air Filters are replaced every 90 days

Manuals for Kitchen Appliances and Washer/ Dryer will be provided

Mailbox: 2 keys House: 2 keys Garage: 2 remotes

AVAILABLE for to Purchase: Refrigerator, Washer, Dryer, Upright Freezer

NOTE: OFFERS MUST BE SUBMITTED WITH PRE-APPROVAL LETTERS