

## Property Description: 25 Bentwood Drive, Montgomery

Welcome to the epitome of serene living in the highly sought-after Bentwater community on Lake Conroe. This immaculate 3-bedroom, 2.5-bathroom home boasts luxury and comfort, nestled in a community that's simply unparalleled. As you step inside, you're greeted by expansive living areas, tall ceilings, and a sense of open elegance throughout the home. With two dedicated office spaces, working from home becomes a breeze, making this property ideal for remote professionals.

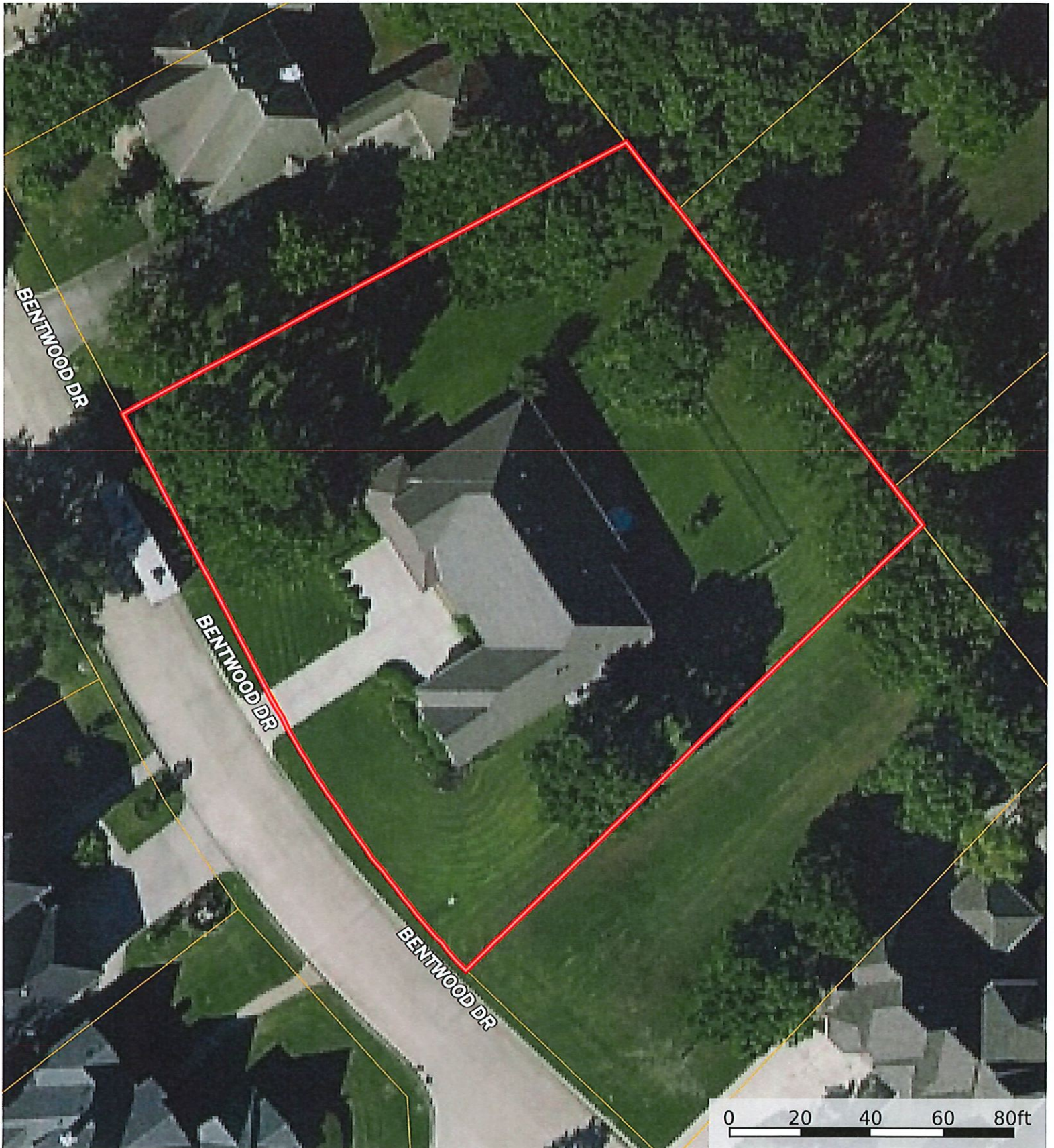
The heart of this home is the gourmet kitchen, featuring modern appliances and plenty of counter space for culinary enthusiasts. The open-concept design ensures that your culinary creations seamlessly flow into the dining and living areas, making it perfect for entertaining family and friends.

With an extended garage, you'll have ample room for your vehicles and additional storage. The double lot provides an expansive outdoor space, perfect for gardening, outdoor activities, or future property additions. But it's not just about the home itself – it's the Bentwater community that truly sets this property apart. With its picturesque location on Lake Conroe, residents can enjoy boating, fishing, and all the water-based activities you desire. World-class amenities, including golf courses, tennis courts, and a clubhouse, are just moments away.

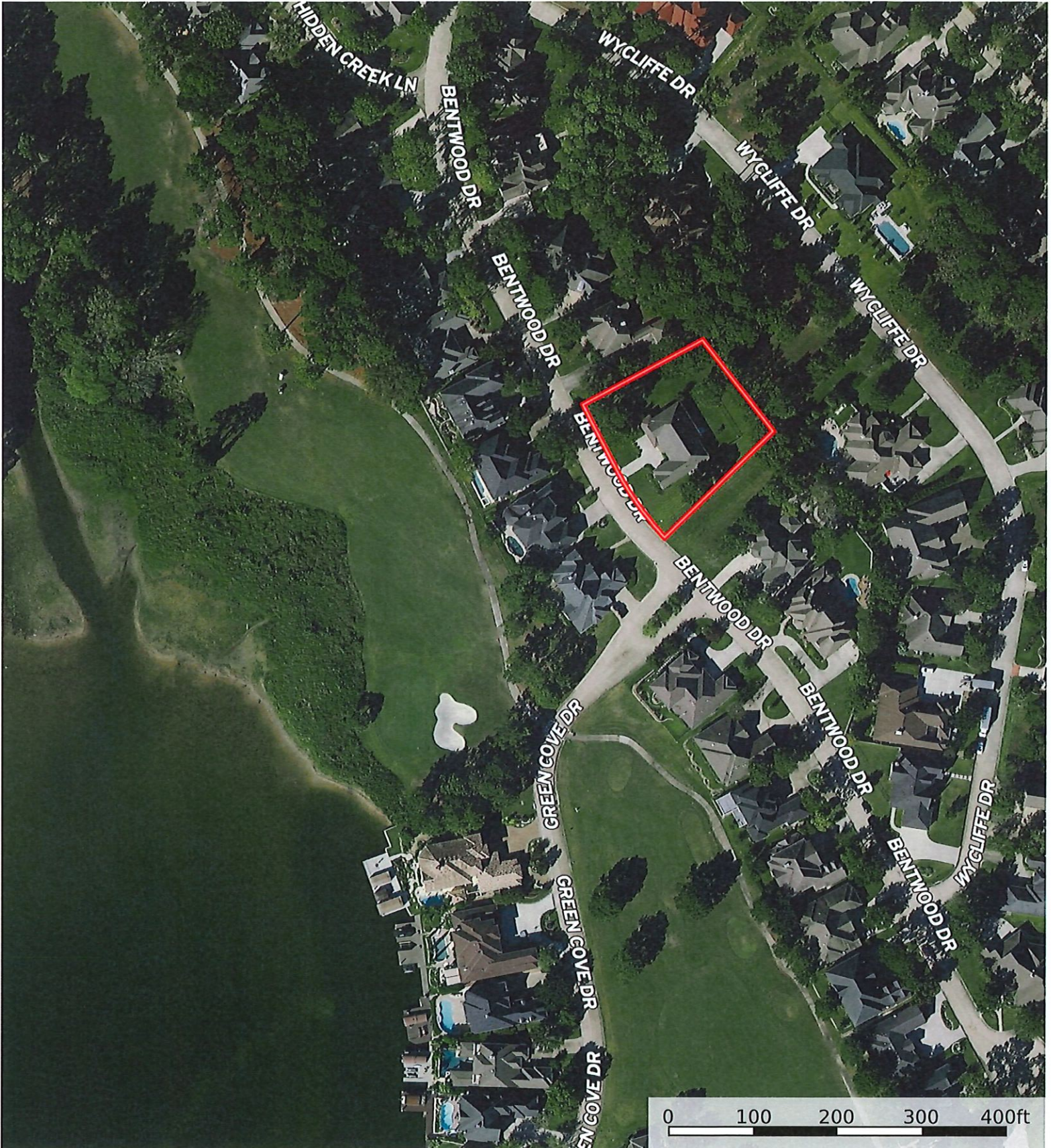
This remarkable property is a sanctuary of tranquility and luxury, offering the best of both worlds – a quiet escape from the city, yet close enough to enjoy all that the thriving Lake Conroe area has to offer. Don't miss your chance to own a piece of this dreamy lakeside lifestyle. Seize this opportunity today and make this home your own.

Upgrades/Updates List: 25 Bentwood Drive, Montgomery

- New Roof – October 2020
- Trim/Shutters/Fence Paint – October 2020
- New Deck – September 2023
- Main AC Unit (East side of house)- New American Standard 3-ton box coil with UV Light Kit – March 2023
- Both AC unit coils replaced – 2015
- Generator connection direct to main CB box installed Oct 2020
- 12-Zone Sprinkler System



 Boundary



 Boundary

*X [Signature]* *[Signature]*

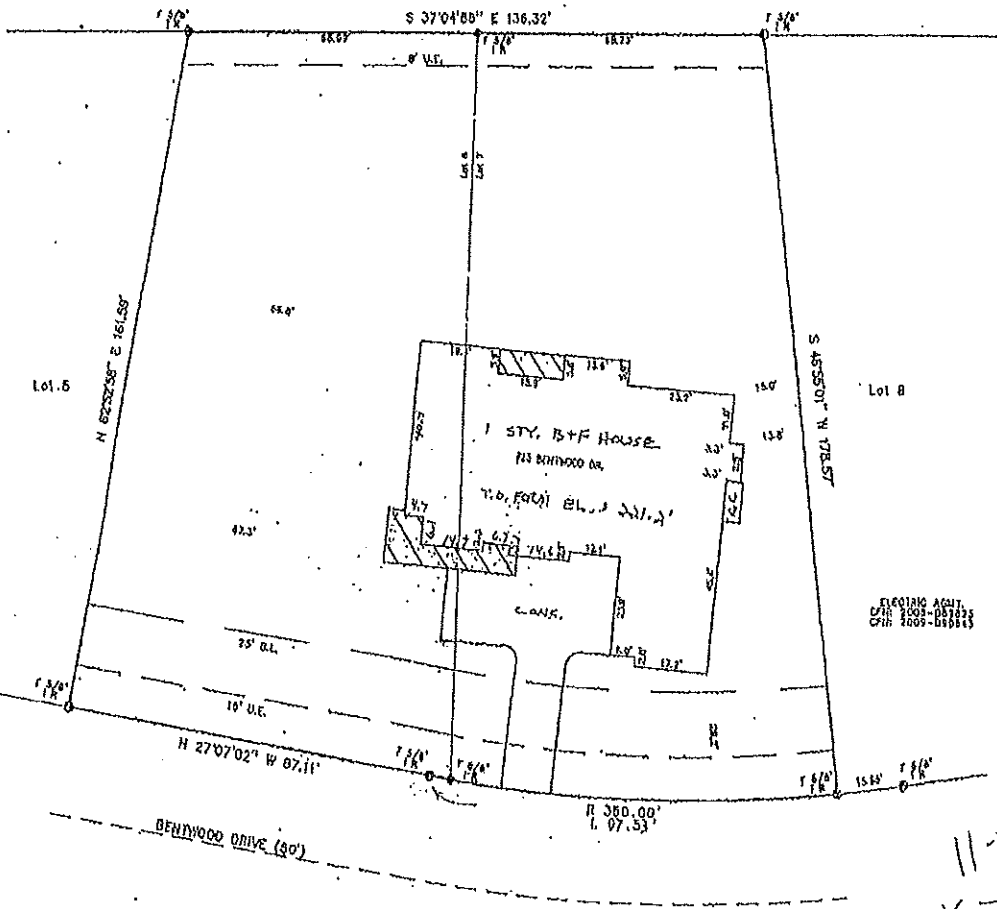
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**H & M SURVEYING & ASSOCIATES, INC.**

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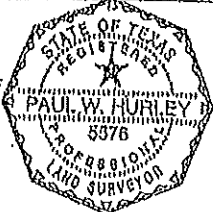
BENTWATER, SEC. 30  
Cob. "H", Sheet 155-156, M.O.M.R.



ELECTRICAL AGENT  
CPL: 2009-057823  
CPL: 2009-058643

11-30-10  
X. Jen  
KORP

I certify that the above plat is a true representation of a survey made on the ground under my supervision of  
 Lot 6 & 7 Block 2 in BENTWATER, SEC. 30A  
 C&G 458 544 458  
 recorded in Vol. \_\_\_\_\_ Page \_\_\_\_\_ of the MAP records of MONTGOMERY County, Texas  
 and out of the \_\_\_\_\_ Survey, Abstract No. \_\_\_\_\_  
 Purchaser JAMES B. RICH & ESTHER P. RICH  
 GRN 1470035-10413 Date 8.3.10/8.6.10/8.11.10/11-16-10  
 Hearing Reference PLAT Scale 1"=30' Job No. \_\_\_\_\_  
 This Property is located in flood insurance rate map zone X  
 as per map 48339C 0195E dated 1996  
 Any re-distribution, copying, or use for any other purpose or transaction is not authorized, and is a violation of federal copyright law. The certification placed hereon is void under any such unauthorized circumstances.



*[Signature]*