

**249 Blue Hill Drive**  
**Montgomery, TX 77356,**

*Features & Amenities*

- 1.5-story floorplan on a large corner lot – located in the highly regarded Bentwater community
- Beautiful wood floors, arched doorways, plantation shutters, and thoughtful architectural details
- Natural light throughout the home creates a bright and welcoming atmosphere
- Kitchen features granite countertops, tile backsplash, custom cabinetry, double ovens, electric cooktop, and built-in microwave - perfect for everyday use and entertaining
- Primary retreat with thoughtful finishes and space for a sitting area
- Primary walk-in closet filled with custom cabinetry for organized storage
- Upstairs bonus room offering flexible use, with a large decked attic for additional storage
- Oversized laundry room with sink and added workspace
- Inviting covered patio and large backyard with mature shade trees
- Bentwater community offers a 24-hour manned gate, country club amenities, golf courses, yacht and sports clubs
- Access to Lake Conroe and scenic lake views
- Near neighborhood parks, with convenient access to FM 1097 and I-45
- The home is located near the front of the community for easy entry and exit
- Easy drive to shopping, dining, and amenities in Montgomery
- Zoned to acclaimed Montgomery ISD