

SELLER'S UPGRADES

100 BENTWATER BAY DRIVE, MONTGOMERY, TEXAS 77356

| UPGRADE | COST |
|-----------------------------------|-------------|
| DOCK STORAGE ROOM | \$12,634 |
| FINISHED OUT LIBRARY / MUSIC ROOM | \$20,000 |
| GARDEN HOUSE / PLANTING SHED | \$10,000 |
| FOUNTAIN IN FORMAL GARDEN | \$10,000 |
| BOAT / JET SKI AWNINGS / COVERS | \$14,000 |
| RAISED LIFT MOTORS AND BOXES | \$3,300 |
| PUTTING & CHIPPING GREEN | \$9,900 |
| THIRD JET SKI LIFT | \$3,300 |
| OVERSIZED 8'X9' HOT TUB | \$38,000 |
| WINDOW SCREENS | \$10,000 |

ALL NUMBERS ARE PROVIDED BY SELLER
AS A COURTESY FOR ANY POTENTIAL BUYER
AND NOT VERIFIED BY LAURA POWERS PROPERTY GROUP.

SELLER'S HIGHLIGHTS

100 BENTWATER BAY DRIVE, MONTGOMERY, TEXAS 77356

"BENTWATER COUNTRY CLUB AMENITIES - WE THOROUGHLY ENJOY HAVING THE FITNESS FACILITY SO CLOSE TO US. BOTH OF US WORK REGULARLY WITH A FITNESS TRAINER WHO IS KNOWLEDGEABLE AND ENGAGED. THE GYM HAS A LARGE QUANTITY OF MACHINES AND SPACE FOR WEIGHT TRAINING. IT IS WELL-MANAGED, CLEAN, MODERN, SPACIOUS, AND WELL-LIT. THERE IS A SLATE OF GROUP EXERCISE AND FITNESS CLASSES AT ALL TIMES OF THE DAY. ADDITIONALLY, WE FIND IT CONVENIENT TO DINE ACROSS THE STREET AT THE CRESCENT GRILL, AS WELL AS SOMETIMES GRABBING A SNACK AT MIDWAY ON THE GREEN BY THE WEISKOPF COURSE. BENTWATER OFFERS MANY OPPORTUNITIES FOR SOCIALIZING AND FOR COMMUNITY ENGAGEMENT THROUGH AN EXTENSIVE RANGE OF CLUBS AND GROUPS: CARDS, MAHJONG, TENNIS, PICKLEBALL, GOLF, FOOD, SERVICE, NEEDLE ARTS, ETC."

"GOLF COURSES - THE THREE COURSES AT BENTWATER, WEISKOPF, MILLER, AND GRAND PINES, PROVIDE A WEALTH OF OPPORTUNITY FOR A VARIED GOLFING EXPERIENCE. THE COURSES OFFER MULTIPLE TEE BOXES TO ACCOMMODATE ALL LEVELS OF EXPERIENCE. WITH NO HARSH WINTERS, ALL COURSES REMAIN PLAYABLE AND OPEN THROUGHOUT THE YEAR."

"PROXIMITY TO CONROE AND MONTGOMERY - BOTH OF THESE TOWNS ARE HISTORIC AND CHARMING. CONROE HAS ABOUT A DOZEN LIVE MUSIC VENUES AS WELL AS TWO LIVE THEATERS. MONTGOMERY IS KNOWN FOR ITS HISTORY AND QUIANT AREA OF SHOPS AND RESTAURANTS. THE CONROE ART LEAGUE (CAL) IS A VERY ACTIVE ORGANIZATION THAT PROVIDES CLASSES IN MANY ART MEDIUMS, HIGH-QUALITY WORKSHOPS LED BY NATIONALLY KNOWN ARTISTS, OPPORTUNITIES FOR COMPETITION AND SELLING YOUR ART. BECOMING INVOLVED IN CAL HAS BEEN A LIFE-CHANGING EXPERIENCE FOR ME (JUDY). THERE ARE ALSO QUILT, KNITTING, AND ANTIQUE SHOPS IN AND BETWEEN THE TWO TOWNS. THE WOODLANDS IS JUST A SHORT DRIVE WHERE THERE ARE EVEN MORE OPTIONS FOR ENTERTAINMENT, DINING, AND HOBBIES."

"QUIETNESS OF NEIGHBORHOOD - THE NEIGHBORS IN BENTWATER, IN GENERAL, AND OUR NEIGHBORHOOD OF BENTWATER BAY ESTATES, IN PARTICULAR, ARE CONSCIENTIOUS, FRIENDLY, AND RESPECTFUL. EVERYONE MAINTAINS THEIR HOMES AND WATCHES OUT FOR EACH OTHER."

“ORIENTATION OF HOUSE TO LAKE - BECAUSE OUR HOUSE IS ORIENTED WITH THE BACK OF THE HOUSE FACING THE LAKE TO THE EAST, WE CAN ENJOY SHADY AFTERNOONS AND COOL EVENINGS ON THE HUGE BACK PORCH. THE PORCH EXTENDS ACROSS THE ENTIRE BACK OF THE HOUSE AND HAS THREE ENTERTAINING ZONES. IT CAN ACCOMMODATE MANY PEOPLE ENGAGED IN DIFFERENT LEVELS OF ACTIVITY.”

“LARGE DOCK - OUR DOCK EXTENDS ACROSS ALMOST THE ENTIRE WIDTH OF THE PROPERTY. IN ADDITION TO BEING WIDE, IT IS ALSO DEEP AND SERVES TO DOUBLE THE BACKYARD ENTERTAINING SPACE. PARTIES ARE A JOY TO HOST IN THIS HOUSE BECAUSE THE DOCK, PORCH, AND MULTIPLE EXTERIOR DOORS MAKE THE FLOW OF GUESTS NATURAL AND EASY.”

“YARD SPACE TO GARDEN - THE YARD IS ZONED INTO FRONT (PUBLIC-VIEW) FOR FLOWERS, FORMAL (WITH FOUNTAIN AND BENCH), SOUTH SIDE (WITH ACCESS TO THE SHED AND SERVICE YARD AND SPACE FOR VEGETABLE GROWING), BACK (FOR SPA, SWIMMING, ENTERTAINING, PUTTING GREEN, AND FISHING), AND NORTH SIDE (FOR PASSAGE AND PRIVACY). THERE IS SPACE FOR ALL TYPES OF FOLIAGE AND PLANTS FROM SUN-LOVING FLOWERS AND FRUIT, TO LUSH SHADY PLACES FOR RESTFUL GREENERY. WHEN THE ORIGINAL LANDSCAPING WAS DONE, THE LANDSCAPE ARCHITECT HAD 6-8" OF GOOD SOIL BROUGHT IN AND THIS HAS MEANT MORE SUCCESS WHEN EXPERIMENTING WITH VARIOUS TYPES OF PLANTS.”

“PRIVACY NEXT TO YACHT CLUB - BETWEEN OUR HOUSE AND THE YACHT CLUB, THERE IS A BRICK WALL EXTENDING THE ENTIRE DEPTH OF THE PROPERTY. THE WALL PROVIDES BOTH A VISUAL AND SOUND BARRIER. THERE ARE INFREQUENT EVENING EVENTS AT THE YACHT CLUB, MOSTLY WEDDING RECEPTIONS, AND BENTWATER HAS A CURFEW ON THE NOISE. WE RARELY HEAR ANYTHING AND WE HEAR NOTHING AFTER 10:00 PM., ESPECIALLY WHEN INSIDE THE HOUSE, WHICH IS ALMOST SOUNDPROOF. ALMOST EVERY EVENING, WE HEAR ONLY THE LAPPING OF THE WAVES OR BOATS MOTORING TOWARD HOME. IT IS A LOVELY, PEACEFUL PLACE. ADDITIONALLY, THE FULL-SERVICE MARINA, WITH ITS SHIP'S STORE, IS ADJACENT TO THE YACHT CLUB SWIMMING POOL.”

“SAFETY WITH GATED STREET - IN ADDITION TO THE GATED ENTRANCES OF BENTWATER, OUR NEIGHBORHOOD, BENTWATER BAY ESTATES, HAS A GATE ONTO OUR STREET FOR ADDITIONAL PRIVACY AND SECURITY. WE ENTER WITH A FOB OR A CODE. THE ONLY NON-RESIDENT TRAFFIC IS FROM CONSTRUCTION, WHICH WILL END AS SOON AS THE LAST LOT IS DEVELOPED, POSTAL WORKERS, AMAZON, AND SERVICE WORKERS.”

"BEAUTIFUL MILLWORK AND DETAILS - THE HOUSE HAS EXTENSIVE MILLWORK IN THE FORM OF WAINSCOT, TRIM, AND BUILT-INS. ALL THE WOODWORK MAKES THE HOUSE A VISUAL DELIGHT, AND A PLEASURE TO OCCUPY. THE DOORS ARE ALL SOLID WOOD; THE FLOORS ARE REFINISHABLE PLANKS; THE COUNTERTOPS ARE ALL NATURAL MATERIALS. TOGETHER, THESE FEATURES CREATE A SENSE OF BEAUTY, PERMANENCE, AND SAFETY. IT FEELS LIKE A HOME THAT OPENS ITS ARMS TO YOU AND KEEPS YOU SAFE."

"THIS LOT ALONE IN BENTWATER BAY ESTATES HAS THE RIGHT TO CONSTRUCT AN EXTENDED DOCK. THE DOCK MAY EXTEND 40' INTO THE WATER, WHILE OTHER LOTS MAY EXTEND NO FARTHER THAN 30'. CURRENTLY, OUR DOCK IS 40' ONLY ON THE SIDES OF THE SLIPS. THE MIDDLE PORTION IS 32', WHICH MEANS THAT ANY OWNER CAN EXTEND THAT PORTION 8 MORE FEET."

"THE HOUSE WAS LEVELED WITH 42" CONCRETE PIERS PRIOR TO CONSTRUCTION."

"EVEN DURING THE WORST STORMS, THE WATER HAS NEVER RISEN ABOVE OUR RETAINING WALL. THE LAKE IS NORMALLY MAINTAINED AT 203', AND OUR HOUSE IS AT 207'."

"BENTWATER BAY ESTATES IS ONE OF ONLY THREE GATED AREAS WITHIN BENTWATER. THE ADDED SECURITY IS A PRIZED BENEFIT."

SELLER'S AVERAGE MONTHLY UTILITY BILLS

100 BENTWATER BAY DRIVE, MONTGOMERY, TEXAS 77356

| MONTH | YEAR | ELECTRIC | GAS | WATER |
|--------------|-------------|-----------------|-------------|--------------|
| JAN | 2025 | \$774 | \$159 | \$74 |
| FEB | 2025 | \$756 | \$158 | \$76 |
| MAR | 2025 | \$730 | \$147 | \$64 |
| APRIL | 2025 | \$699 | \$94 | \$71 |
| MAY | 2025 | \$672 | \$31 | \$69 |
| JUNE | 2025 | \$660 | \$56 | \$93 |
| JULY | 2025 | \$686 | \$76 | \$74 |
| AUG | 2025 | \$686 | \$31 | \$74 |
| SEPT | 2024 | \$737 | \$25 | \$71 |
| OCT | 2024 | \$777 | \$25 | \$68 |
| NOV | 2024 | \$777 | \$42 | \$68 |
| DEC | 2024 | \$799 | \$157 | \$71 |
| AVG | | \$729 | \$83 | \$73 |

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$885

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MONTGOMERY ISD INFORMATION

100 BENTWATER BAY DRIVE, MONTGOMERY, TEXAS 77356

Lincoln Elementary:

700 Dr. Martin Luther King, Jr. Drive
Montgomery, TX

Montgomery Junior High School:

19000 Stewart Creek Road
Montgomery, TX

Montgomery High School:

22825 Highway 105 West
Montgomery, TX