

Features List

1053 BENTWATER DR, MONTGOMERY, TX 77356

PROPERTY FEATURES & IMPROVEMENTS

GOLF COURSE SETTING

- APPROX. 3,456 SQ. FT.
- GENEROUS APPROX. 0.30-ACRE LOT
- BEAUTIFUL VIEWS OF MILLER NO. 2 TEE BOX AND GOLF COURSE
- NO CART PATH DIRECTLY BEHIND THE HOME — ADDED BACKYARD PRIVACY
- SCREENED-IN PORCH OVERLOOKING THE GOLF COURSE
- UPSTAIRS BALCONY WITH ADDITIONAL COURSE VIEWS
- WALL OF REAR WINDOWS SHOWCASING THE GOLF-COURSE SETTING
- MATURE TREES AND GENEROUS SHADE
- BEAUTIFUL TREE-LINED DRIVEWAY
- ESTABLISHED LANDSCAPING
- DEDICATED GARDEN AREA WITH RAISED BEDS
- PRIVATE FENCED BACKYARD
- REWORKED SPRINKLER SYSTEM

MAJOR RECENT IMPROVEMENTS

- HARDWOOD FLOORING THROUGHOUT — NO CARPET
- BRAND-NEW HARDWOOD FLOORING UPSTAIRS
- NEW PLANTATION SHUTTERS THROUGHOUT
- 26-KW WHOLE-HOUSE STANDBY GENERATOR — 2024
- PURAGAIN WHOLE-HOUSE WATER-FILTRATION SYSTEM — 2024
- NEW MAIN-FLOOR HVAC SYSTEM — 2025
- NEW CONDENSERS FOR PRIMARY-SUITE AND UPSTAIRS HVAC SYSTEMS
- THREE SEPARATELY CONTROLLED HVAC ZONES
- PRIMARY SUITE HAS ITS OWN HVAC ZONE AND INTEGRATED DEHUMIDIFIER
- ROOF REPLACED 2022
- MOST WINDOWS REPLACED
- UPDATED LED LIGHTING THROUGHOUT
- GREAT-ROOM RETRACTABLE SCREEN AT DOORS LEADING TO BACKYARD

BENTWATER LIFESTYLE

- UPGRADED BENTWATER SPORTS CLUB MEMBERSHIP AVAILABLE
- FITNESS CENTER
- TENNIS & PICKLEBALL
- DAY SPA
- MARINA
- SWIMMING POOLS
- DINING AND CLUB EVENTS

INTERIOR & ARCHITECTURAL DETAILS

- OPEN, LIGHT-FILLED FLOOR PLAN
- CEILINGS REACHING APPROXIMATELY 14 FEET
- EXTENSIVE CROWN MOLDING AND ARCHITECTURAL DETAILING
- GAS-LOG FIREPLACE
- FORMAL DINING ROOM WITH RECESSED CEILING
- EXECUTIVE STUDY WITH FRENCH DOORS
- GENEROUS UPSTAIRS GAME ROOM/FLEX SPACE
- NEW KOHLER TOILETS

REMODELED KITCHEN

- GRANITE COUNTERTOPS
- LARGE BREAKFAST BAR AND ISLAND
- STAINLESS-STEEL APPLIANCES
- BOSCH DISHWASHER
- DOWNDRAFT GAS COOKTOP
- GLASS-FRONT CABINETRY
- UNDER-CABINET LIGHTING
- GENEROUS CABINETRY AND PANTRY STORAGE

PRIMARY SUITE

- OVERSIZED DOWNSTAIRS PRIMARY SUITE
- DRAMATIC TRAY CEILING FROM APPROXIMATELY 12 TO 14 FEET
- LARGE WINDOWS OVERLOOKING THE GOLF COURSE
- PLANTATION SHUTTERS
- RENOVATED PRIMARY BATH
- WALK-IN CLOSET
- DEDICATED HVAC ZONE & THERMOSTAT- SENSI SMART/WIFI W/PHONE APP
- INTEGRATED DEHUMIDIFIER FOR INDIVIDUALIZED COMFORT

LAUNDRY, GARAGE & OUTDOOR LIVING

- REMODELED LAUNDRY ROOM WITH SINK, CABINETRY AND WORKSPACE
- FLEXIBLE SPACE FOR STACKED OR SIDE-BY-SIDE WASHER/DRYER
- OVERSIZED 2-CAR ATTACHED GARAGE
- DEDICATED GOLF-CART PARKING WITH SEPARATE GOLF-CART DOOR
- WORKBENCH AND WORKSHOP AREA
- ADDITIONAL GARAGE STORAGE
- SCREENED PORCH
- COVERED VERANDA AND PATIO
- UPSTAIRS BALCONY
- CONVENIENT OUTDOOR ACCESS TO A FULL BATHROOM



**3-4
Bedrooms**



**3
Bathrooms**



**3,456
Sqft.**

Contact Us

Telephone
936-718-7997

Email
gaye@TheWatkinsTeamTX.com

Website
www.TheWatkinsTeamTX.com