



**GARY
GREENE**

256 Sarasota Circle / Bentwater

Feature Sheet

- Bentwater subdivision amenities include front entry and west entry manned gate, park in the meadows, and privately owned streets paved with concrete.
- Bentwater social membership includes use of clubhouse and dining facilities at the Yacht Club, Country Club, and use of Marina, Day Spa, and swimming pool facilities. This membership does not include Sports Club privileges.
- Access to Bentwater golf, tennis, and fitness facilities with additional membership dues/fees (Sports Club, Master's Golf, Country Club, and Grand memberships).
- Additional 9600 sq ft lot available next door priced at \$35,000.
- Home is located on oversized 16206 sq ft corner lot with view of the lake across the street.
 - Gorgeous grand front entry with beautifully landscaped walkway.
 - Front door entry provides an inviting entry with spiral staircase and entry to living area.
 - Open concept kitchen, breakfast area, and living area with incredible backyard views through french doors.

- Bonus! Extra master or in-law suite upstairs (complete living quarters).
- Custom built in cabinets throughout including office and upstairs den/gameroom.
- Chef's kitchen includes stainless appliances, desk area, range with down vent, oversized pantry, wine fridge.
- Master bedroom includes oversized windows for great views and natural sunlight, cedar in master walk-in closet.
- Oversized utility room with cabinets and counter space galore.
- Tankless water heater, central vacuum, and windows open out to clean.
- Upstairs music room (currently being used as bedroom).
- Fish Tank water hook up and blueprints for area under stairs.
- Speaker system in living area, office, master bedroom and bathroom.
- Fresh paint throughout house within the last two years.
- Located in prestigious and highly acclaimed Montgomery School District.
- Easy access to I45 and 149 for business commuters.