



**NEW HOME CONSULTANT**  
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(832) 615-2922 Model Home

**Community:** Bentwater  
**Model:** 800 Bentwater Drive, Montgomery, TX 77356



**161 Pine Branch**  
**Montgomery, TX 77356**

# SOLD

Price and availability are subject to change without prior notice. Accurate as of Jan 01, 2026.

**Floor Plan:** The Gruene  
**Square Feet:** 3,064 (m.o.i.)  
**Bedrooms:** 5  
**Bathrooms:** 4.5  
**Garage:** 3 Car





# Included Features

**Address:** 161 Pine Branch **Price:** \$799,990

**Collection:** Elite Collection **Floor Plan:** The Gruene

**Square Feet:** 3,064 (m.o.l.) **Bedrooms:** 5 **Bathrooms:** 4.5 **Garage:** 3 Car

## Safety

2 freeze-proof exterior water spigots - safety  
Anchor bolts that secure perimeter walls to foundation - safety  
Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home - safety  
Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup - safety

Kwikset® Smart Key locks and hardware - safety  
OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty - safety  
Hurricane Straps on each rafter that secure perimeter walls to rafters/roof - safety

## Bathroom

Choice of tile floor in bath - bathroom  
2cm Quartz countertops in all baths - bathroom  
Soft close and full extension drawer glides - bathroom  
Undermount White Rectangle Vanity Sinks in all baths - bathroom  
Full-Height, Full-Overlay Cabinets with Cabinet Hardware included - bathroom  
Enclosed Water Closet in Primary Bath with overhead cabinet for storage. - bathroom  
Delta®, or equal, bathroom faucet in choice of chrome, brushed nickel, or black - bathroom  
Choice of Light Package to include vanity lighting above mirrors in Primary and 2nd Baths - bathroom

Framed Mirror in Master Bath - bathroom  
Framed Mirror in Powder bath (per plan) - bathroom  
Obscure glass windows above primary bath tub - bathroom  
Elongated Commodes with soft close toilet seat in all baths - bathroom  
Free-Standing Tub and Step-Down Shower in Primary Bath (per plan) - bathroom  
Fiberglass shower / tub combo with choice of tile to ceiling in hall bath - bathroom  
Wall tile with Schluter® Systems Waterproof membrane to door height in all baths - bathroom

## Energy-efficiency

Roof Ventilation system - energy-efficiency  
R-38 blown-in insulation in attic - energy-efficiency  
R-6 Insulated and mastic sealed A/C ducts - energy-efficiency  
Lennox gas furnace for heating (gas comm. only) - energy-efficiency  
Low-E glass with Argon Gas, tilt-in vinyl windows - energy-efficiency  
R-15 blown-in insulation in external walls. Excludes garage - energy-efficiency

Radiant barrier roof decking - energy-efficiency  
HERS Index Energy Efficiency Rating - energy-efficiency  
Tankless water heater, installed in the garage - energy-efficiency  
HERS testing before drywall, and before closing - energy-efficiency  
80% Rheem water heater (homes permitted after 06/01/24) - energy-efficiency  
Polycel caulking around windows, doors and joints (energy efficient caulking package) - energy-efficiency

## Construction / Plumbing / Electrical / Mechanical

Kitchen exhaust vented to the outside - construction-plumbing-electrical-mechanical  
16 SEER® Lennox electrical central air conditioning - construction-plumbing-electrical-mechanical  
RG6 quad shield cable wiring (at least 3 cable outlets) - construction-plumbing-electrical-mechanical  
Structural Framing Members designed and inspected by a 3rd party engineer - construction-plumbing-electrical-mechanical

Electric dryer connection in utility room - construction-plumbing-electrical-mechanical  
Exterior 2 x 4 stud-grade lumber walls (16" on center) - construction-plumbing-electrical-mechanical  
Expandable AquaPEX tubing and connectors for water lines - construction-plumbing-electrical-mechanical  
Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer - construction-plumbing-electrical-mechanical

## Exterior Finishes

Covered patios standard (vary per plan) - exterior-finishes  
Semi-gloss exterior paint with two colors - exterior-finishes  
Minimum of 2 exterior waterproof electrical outlets - exterior-finishes  
Fences to be included and are per POA requirements (per plan) - exterior-finishes

Full Guttering on plans (vary per plan) - exterior-finishes  
Composite Shutters and/or accents (vary per plan) - exterior-finishes  
Lamp Post located in Front yard to match Garage Coach Lights - exterior-finishes  
Brick and stone exteriors with Hardi Trim siding (vary per plan) - exterior-finishes

## Warranties

Builder's limited one-year warranty - warranties  
DUPONT TYVEK HOMEWRAP 10 year warranty - warranties  
Manufacturer's limited appliance warranty - warranties  
Manufacturer's limited heating & cooling units warranty - warranties

RWC New Home limited 10-year warranty - warranties  
HomeTeam Pest Defense Termite warranty - warranties  
Manufacturer's lifetime limited shingle warranty - warranties

## Garage

Pull-down attic access in garage (per plan) - garage

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## Interior Finishes

Finished 2-car garage with steel garage door  
Kwikset Handleset at front door in choice of finish  
Raised ceilings in living areas and master bedrooms (per plan)  
Crown Moulding in Entry, Living, Dining, And Master bedroom and bath (no closets)  
Ceiling fans with light kit in living room, master bedroom, secondary bedrooms and rear patio  
Choice of luxury vinyl, or tile, including wood look, through main area, entry, kitchen, dining, hallways, powder bath and Primary bedroom

Ecobee® Programmable, Wifi-Enabled, Thermostat  
Choice of wood entry door with glass (panel style may vary)  
5-1/4" paint grade baseboard and 3-1/2" casing throughout, including the garage  
All bedrooms, primary closets, and bedroom closets to be carpet with 1/2" 6 lb pad  
Oversized multi-slide rear patio doors to access exterior living spaces (size varies per plan)

## Kitchen

1/3 horsepower sink garbage disposal  
Motion Sensor light in Panty (per plan)  
Disposal Switch on kitchen island (per plan)  
Stainless Steel Apron Front farm house sink at kitchen island  
3cm quartz kitchen countertops, with 2cm overlay edge, and tile backsplash

Samsung Built in Appliances including separate cooktop, oven, microwave and dishwasher. Includes wood vent hood with vent insert.

Water line for refrigerator icemaker  
Pfister® kitchen faucet in choice of finish  
Trash Pull Out at Kitchen Island on select plans (per plan)  
Crown Mold and Light rail with undercounter lighting included  
Full-Overlay, Factory-finished cabinets with 42" double-stack upper cabinets (per plan) and cabinet hardware with choice of finish

## Smart Home Features

Wifi-Enabled Samsung Oven  
Smart Occupancy Light Switches with WIFI connectivity at Utility Room

Smart Light Dimmers with WIFI connectivity at Living Room, Master Bedroom, Master Bathroom, Dining Area, and Kitchen Pendants (per plan, 5 switches total)

Wifi-Enabled Garage Door Opener  
Smart Light Switches with WIFI connectivity at Garage Coach, Front Porch, Entry Hall, Rear Patio, Yard Lamp Post, & (6 switches total)

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