

11703 Thoreau Drive, Montgomery, Texas 77356

Features and Upgrades

- Heavily insulated attic
- 2 living areas, 1 up and 1 down
- Formal dining room and separate breakfast area
- 3 full baths, 3 half baths (1 half bath outside near pool with outdoor shower)
- Wet bar downstairs with refrigerator and free standing ice machine
- Vaulted ceilings upstairs with crown molding
- Recessed lighting in dining and living area upstairs (18 recessed can lights)
- Surround sound in both living areas, kitchen, master bedroom, both outside porches and pergola deck
- 2 fireplaces, 1 @ upper living room, 1 @ outside upper porch
- Pool, 36' X 14', with waterfall
- Upstairs covered porch (50' X 10') with built-in Jenn Air barbeque grill
- Downstairs covered porch (28' X 10')
- Outdoor ceiling fans with lights on both covered porches and on pergola deck (7 total)
- Dumb waiter from inside garage to kitchen area
- Ceiling fans with lights in all bedrooms, living areas and master bath

- Reverse osmosis filter system in kitchen
- Water softener
- Plumbed for spider/insect system
- 2 outside decks, one partially covered with pergola (11' X 24'), back deck (13' X 20') and boat slip with complete boat lift (currently used as deck, 19' X 39')
- Interior brick @ entry, kitchen area and downstairs bar
- Updated tile in downstairs living area, bath and wet bar
- 2 large storage areas in garage (22' X 4 ½ ' and 22' X 7')
- 2 new insulated garage doors
- Oversized master walk in closet with cedar ceiling
- Double oven in kitchen
- Gas range
- Freshly painted interior trim
- Exterior deck refinished
- Interior tile floors – grout recently steam cleaned
- Pool decking resurfaced
- New exterior door knobs
- Boat dock was recently refinished
- Pool Polaris has a new motor
- Elevation of 207 ft. This home as never flooded or affected by the last three hurricanes!