

FEATURES LIST

**Gorgeous One Story Home
Oversized Wooded Home Site**

**Located in Bentwater
Subdivision**

Lake Conroe's Premier Address



Exterior

- Beautiful stucco and rock with French Country appeal
- Energy efficient with insulated Low-E tinted windows, spray foam insulation, digital program thermostat, high-efficiency HVAC, tankless on-demand hot water heater
- North/South position on home site
- Top-of-the-line exterior light fixtures and beautiful landscape add lovely curb appeal
- New landscaping in back flower beds with beautifully tiered, extraordinarily large back yard
- Covered porch with wood ceiling and fan runs across the back of the home to enjoy the stunning wooded views
- Stubbed with gas and water for Summer Kitchen
- Oversized 3 car garage, with blown-in insulation over garage

**104 Pine Hill Lane | Montgomery, TX
Bentwater Subdivision**

Interior

- Gorgeous wood work and wood doors throughout the home
- Beautiful hardwood flooring in majority of home; carpet in guest bedrooms
- Lots of storage including
- Wonderful one-story open floor plan
- Family room with floor to ceiling stone gas log fireplace, wall of windows
- Large country kitchen with:
 - ❖ Stainless steel appliances
 - ❖ Granite counter tops and tumbled marble backsplash
 - ❖ Wine room with spot for small refrigerator or wine cooler
 - ❖ Butler's pantry
 - ❖ Oversized walk-in pantry
- Large Master Suite, bath has claw-foot tub and walk in shower; beautiful cabinets throughout
- Study with wall of built-ins
- New remote-controlled window coverings across the back and plantation shutters in most of the rooms
- Social Membership available

4 BDRM | 2 FULL 1 HALF BATHS | 1 STORY
2,735 SQFT

MLS #92479162