

## FEATURES LIST

### Vacation Without A Passport

*Stunning Waterfront Home  
Perfect Balance of Beauty and Comfort  
Located in Bentwater Bay Estates,  
a Private Gated Community in  
Bentwater Subdivision*



### Exterior

- Beautiful French Country with a modern and contemporary flair
- Recently re-landscaped; Zoysia grass
- Full yard/flowerbed automatic zone sprinkler system
- Driveway recently repaved
- Automatic-start gas lamp lights
- Front of home has bronze aluminum windows
- Summer kitchen with outdoor 32" Bull grill, sink and storage, fireplace, and electrical outlet on mantle for tv
- 3 car garage with full cover polymer coated floor with anti-slip aggregate, custom garage cabinets, 8' work bench, all with lifetime warranty via Ideal Garage Solutions, Keith Garrett, cell 281-748-7403
- All windows either fully-cased composite shutters (better than wood in humid climate) or large back windows cased in full trim to allow for optimal view of backyard and waterway

**166 Bentwater Bay Dr  
Montgomery, TX  
Bentwater Subdivision**

## Exterior (continued)

- Engineered post tension slab
- Large back yard perfect for an infinity edge pool with additional yard to spare
- Exterior half bath for future pool bath
- Deed restrictions allow for a 30' parallel boat slip can be located at the right corner of the bulkhead
- Eaves equipped with exterior plug controlled by switch in entry for holiday lighting
- Control 4 Smart Home: Auto timed eaves downlighting in prominent areas, keypad locks for all exterior doors. Monitor with Control 4 App from anywhere in the world
- All TVs are wall mounted with electrical, cat 5 and cable outlet. 8 channel CCTV DVR home monitoring system fitted with 6 PTZ cameras and 2 fixed cameras (areas monitored, fixed: front porch, driveway; PTZ: front yard, two rear at each corner of home, rear hallway, nursery and living room/kitchen/entry)

## Interior

- Built by Partners in Building
- Gorgeous wood work throughout the home
- 24x12 ceramic tiles, wood and carpet
- Double crown molding
- Wonderful open floor plan with dramatic ceiling detail
- All interior lights are LED; electrical outlets in main hallways have downlighting on cover for soft down lighting in darkness
- There are two stairways and an engineered space for elevator
- Large mud room: island with overhang and power, second refrigerator, full size sink with disposal, pull out trash and recycle drawer, show shelves and coat hooks
- Formal dining room with wood flooring, beamed ceiling, dimmable accent lighting in corners and Jonathan Adler Light Fixture
- Entry way has outlets at end of every stair rail for holiday decorating, chandelier on hoist in rotunda
- Family room has outlets on back of fireplace mantle for holiday decorating, built-in cabinets anchor gas fireplace with down lighting, floor outlet in center of room
- Study, custom built matching cabinet desk and executive desk, door with pull out for printer (all wires pass through wall), setup for wall mount tv, center floor electrical outlet, desk with pullout file drawers, double crown molding tray ceiling and 8" baseboards. Individual A/C
- Game Room:
  - 3 TV setup controlled via Control 4, capable of watching 3 separate sporting events or programs at once; prewired for surround sound
  - Full bar with island, cabinets with down lighting, 24" Jenn Air wine cooler, beer tap and setup for undercounter kegerator

## Interior (continued)

- Kitchen:
  - Painted uppers and stained lowers for fresh look, no toe space to prevent dust gathering, soft close drawers and cabinets, extended upper glass cabinets to ceiling with display lighting, undercabinet countertop lighting, pull out trash/recycle drawer
  - 48" Jenn Air pro style range top, 48" Jenn air built-in refrigerator; Jenn Air dishwasher
  - Double ovens
  - Hidden drawer style microwave
  - Quartzite countertops and marble backsplash
  - Farmhouse sink
- Master Suite:
  - Individual A/C
  - Two vanities separated by walk-through two-person shower and large soaking tub
  - Separate closets (one with island and desk space), separate water closets
  - Built-in washer/dryer cabinet
- Second Floor:
  - 5 attics, 3 capable of everyday potential storage
  - 3 bedrooms, each with full bath and walk-in closet
  - Secondary utility room

4 BDRM | 4 FULL 2 HALF BATHS | 2 STORY  
5,209 SQFT

MLS #36428697