

10 Things We Love

503 Fish Creek Thoroughfare

1. THE LOT LOCATION

We absolutely love the convenience of this lot! Many homes in Montgomery Trace are located deep inside the neighborhood. We love being right off Fish Creek Thoroughfare. The road is quiet, and we feel secluded and private behind the gate with the wall of trees surrounding us.

2. FORMAL ROOM OFF THE KITCHEN

Our favorite spot in this house (and there are many) may be the formal room off the Kitchen. We currently use it as our Dining Room, but it would make a fantastic Study/Office or sitting room. Wait until you see the gorgeous morning and evening view in this room!

3. SITTING NOOK IN MASTER BEDROOM

Another favorite spot of ours is the sitting nook in the Master Bedroom. The window sill acts as a book shelf for this great reading spot. We have seen deer, our little “Brown Rabbit”, and a pair of road runners that have all lived here longer than we have!

4. THE ENTERTAINING ABILITY

The Kitchen was designed to comfortably hold approx. 16-20 individuals standing and sitting around. During parties, guests flow from the Kitchen, to the Living Room, to the Dining Room, and out to the back covered porch. And someone always finds their way to the cozy bench nooks!

5. THE AMAZING STORAGE

Storage in this home is unbelievably well planned. Multiple built-in cabinets and storage spaces throughout. There are hidden cabinets along the back of the Kitchen Island. Wait until you see the Pantry! The attic above the garage is decked for even more storage space. Speaking of garage, the bay doors are larger than standard: The double bay is 16' x 8' and the single bay is 9' x 8'.



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6. ENERGY EFFICIENCY

Built Green Custom Homes was our builder/guide, and they helped us design a very energy-efficient home. Features such as the radiant attic barrier, the blown cellulose insulation, the double-pane windows, and high-efficiency HVAC have created an avg electric bill of \$155/month over the past 12 months!

7. LAUNDRY ROOM

We realize it may seem silly to be excited about a Laundry Room, but after you experience it, you'll understand why we love it. The storage here is unbelievably well planned. Room for 4 laundry baskets, space for an extra fridge/freezer, a long countertop for folding clothes, a sink area, and lots of cabinetry. We love being able to look out to the driveway from here too!

8. THE STAINED CONCRETE FLOORS

Keeping the stained concrete floors clean is a breeze! We use a large dust mop to collect debris and a vacuum without a rotating brush to scoop up the piles.

- Recommend ZEP natural floor cleaner and ZEP wet-look finish mop-on wax!

9. THE UPSTAIRS GAME ROOM

We love the versatility of the Game Room! There are THREE (3) separate locations containing Cat5e ethernet and coaxial cable outlets, which means you can arrange your furniture and TV however you like! And you can certainly fit large furniture upstairs. Great storage up here too!

- Bonus Tip: You have a great view of fireworks from this Game Room on 4th of July and NYE!

10. THE KITCHEN!

Last but not least, the kitchen is both beautiful and functional. Tucked-out-of-sight 30" double convection ovens, an appliance garage, pull-out spice and pan racks, 5-burner gas range, swing-out windows, soft-close upper cabinets, easy-access pull-out drawers, and so much more.
