

21302 W. FM 1097 Rd
Special Features about Our Home That We Love

We take joy in the privacy of our home.

The house has incredible storage throughout, spacious bedrooms, and large closets.

Our large pantry meets all of our baking needs.

The kitchen has an open floor plan with a baking area.

This home is fabulous for entertaining family and friends.

There is so much natural light that comes in from the large, panoramic windows.

Our home has the finest technology that allows operation from our mobile devices to operate security, lights, cameras, and media.

We enjoy the scenery of outside nature, such as the cattle, deer, hummingbirds, and songbirds.

Our family takes pleasure on our back patio, enjoying the real wood fireplace and cooking in the outdoor kitchen.

Outdoor kitchen has a built-in BBQ pit/smoker, double gas burner, with sink, refrigerator, built-in cabinets and drawers. The BBQ pit/smoker side has a stainless steel countertop and the bar side has English Leathered Granite.

Our children and family appreciate freely playing in both the front and back yard.

We love to ride our ATVs around the property and to pick blackberries and flowers. The property is fabulous for photos.

The outdoor shower is wonderful for us when we've been outside and just don't want to come in.

Our home is within minutes from I-45 and historic downtown Montgomery's dining and shopping. We enjoy the weekly farmer's market and local wineries.

Custom home sits on 1.5 acres surrounded by 30.5 acres of peaceful pastures that are fenced and cross-fenced.

Yard is planted in 419 Bermuda turf grass, well-manicured lawn, cut like a golf course. Pasture is beautiful fertilized Common Bermuda with livestock pond.

French drain system and irrigation throughout the yard. 24K standby generator, tank-less water heaters and water softener. Spray foam insulation in the roof.

There is a wine fridge and ice maker in the wet bar (both Kitchen Aid). There is also a double oven (convection), built-in refrigerator, and 6 burner gas cooktop (all Thermador).

The indoor and outdoor wet bars both have English Leathered Granite. The kitchen has a polished quartz island and granite countertops.

The workout room features wood floors with a Prime Sports all black rubber tile overlay. Buckingham Hickory wood floors throughout the home.

The master bath and downstairs bath both have natural beige travertine stone floors and showers.

Brick covered porches and walkways.

Two 500 gallon propane tanks.

*Water well: 4" galvanized well casing, 5 horse power pump, 480 gallon galvanized pressure tank, 463 ft in depth, 220 ft SWL, 60 GPM**

429 ft TOL

Homestead and agricultural exemptions in place.