

Property Features List

297 Ridge Lake Drive
Montgomery, TX 77316

**Ridgelake Shores Section 01 –
Dunn & Stone Custom Designed Home – 2016
Two Story – 3950 sq. ft. – Lot 4.08 Acres**

ARCHITECTURAL DESIGN ELEMENTS

- Elegant stained mahogany front door with leaded glass insert and side panels.
- Extra wide foyer leading into great room with 20-foot ceilings and full height windows.
- Great room features a gas/wood burning fireplace with custom mantle and a permanently installed 60" custom framed TV.
- Fireplace wall offers stained red oak cabinetry with adjustable glass shelving.
- Great room opens on to the covered patio with French style double doors.
- Second floor outdoor balcony has slate flooring and wrought iron railing.
- Guest bath features walk-in shower with bench if study to be used as guest room.

STRUCTURAL COMPONENTS

- 10-Year Warranty in place on exterior of structure.
- Insulated low E windows installed throughout home.
- Gutters with gutter guard installed on two sides of home.
- House has two Energy-efficient AC Units for zoned comfort. Routine maintenance has been completed every Spring and Fall.
- Oversize attached three car garage offers additional storage space at both rear and sides.

OUTDOOR AMENITIES

- Covered front porch with fans and extra-large seating areas.
- Multiple doors lead to patio equipped with ceiling fans ready for dining and outdoor entertaining.
- Patio prepared with gas and electric connections ready for your personally designed outdoor kitchen.
- Professional landscaping with deer resistant plantings
- Professionally installed retaining walls.
- Invisible fence installed with transferable service.
- Sprinkler system installed in front and back yards.

WORKSHOP

- The house and free standing four bay workshop completed at time of construction. Workshop includes 3 single and one double overhead 12' insulated garage doors.
- One of the single overhead doors is at back of building for easy outdoor access.
- Installed window air conditioner will be included with property sale.
- Workshop wired for both 120 and 220V electrical service.
- Water access on outside of building.
- Workshop features two permanently attached exterior overhangs for either RV, boat or tractor storage.
- The lower exterior of building facing street has masonry, per deed restrictions.

INTERIOR AMENITIES

- Open concept great room and kitchen offer great flexibility for casual dining and entertaining.
- Top-of-the-line built in appliances, double oven and a five-burner cooktop.
- Custom 42" high solid wood doors have raised panels with Espresso finish and Travertine backsplash.
- Spacious walk-in pantry with shelving on both walls and bonus storage under stairway.
- Bull-nose granite countertops throughout the home equipped with oil-rubbed bronze fixtures.
- Butler's pantry adjacent to kitchen has granite countertop, under cabinet lighting and seeded glass upper cabinetry.
- Laundry Room located by back door features matching cabinetry with room for an auxiliary refrigerator or freezer
- Ceramic tile in laundry room, bathrooms and downstairs guest bath
- Engineered wood floors in the foyer, dining room, great room, kitchen and back hallways.
- Carpet in study, media room and bedrooms.
- Full size dining room with seating room for 8-10.

MASTER SUITE AMENITIES

- Master Suite features separate "his" and "her" sinks, Espresso cabinetry with granite countertops.
- Corner spa tub and separate shower with bench.
- Double "his" and "her" closets include open shelving racks for storage.
- Smaller closet includes a full-size floor mounted, fireproof gun or jewelry safe bolted to concrete floor for added security.

AUXILLARY BEDROOMS

- Two separate bedrooms upstairs share a "Jack and Jill" bathroom, each having their own sink and storage cabinetry.
- The fourth bedroom has its own bathroom.

ADDITIONAL STORAGE

- Both the media room and one bedroom upstairs feature full height, walk-in Texas basements for exceptionable storage.

ACCESS

- Five minutes to the public Woodforest Golf Club.
- Seven miles to Lake Conroe
- Ten to 15 miles to medical facilities in The Woodlands
- Twenty minutes to the Woodlands Market Street.
- Thirty to forty minutes to Bush International Airport

SPECIAL NEIGHBORHOOD FEATURES

- Twenty minutes to major highways and shopping areas.
- Two private fishing lakes – Ridge Lake and Trophy Lake.
- Annual Kid's fishing tournament.
- Annual Fourth of July decorated golf cart parade and children's activities.
- Resident coordinated fireworks display over Ridge Lake.
- Walking and biking areas easily available.

Privacy without congestion of the city, only minutes from all The Woodlands and Lake Conroe have to offer!