

The West Cool Breeze Home

18723 West Cool Breeze Lane
Montgomery, TX 77356

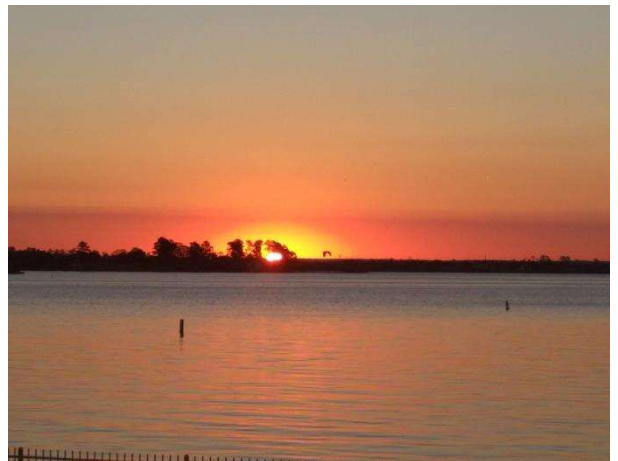
The Numbers:

- Square Feet: 4772, MCAD
- Bedrooms: 5
- Bathrooms: 5.5
- Game Rooms: 2, with wet bars
- Laundry Rooms: 2
- Garage: 4-car tandem, plus shop (980 square feet), with engineered trailer lift beams, side door
- Plus: Kitchen/pantry (2 water-plumbed refrigerators); nook; family room, 3-way glass fireplace; dining room; library; reading space(s); foyer; 3 independent HVAC systems; whole-house dehumidifier; bug spray system
- And: Pool with waterfall/wet-wall, spa, automated controls; lake-fed irrigation system with street water cutover; covered and uncovered boat/pwc slips with lifts and open deck space; over 1000 square feet of patio space, plus walkways and easy-access driveway/parking

The Location:

This home is in one of the most coveted lakefront locations possible:

- Direct eastern lake view approximately 15 miles into the hills of Willis
- Morning (cool) sunrises over the lake, and cooling eastern breezes
- Afternoon back yard shade, with added shade from trees and terrain to the west
- Protected waterfront; immediate access to open water yet protected from fast moving watercraft, wind and watercraft-driven waves, offering calm-water swimming, kayaking, and easy docking
- Wind protection; with trees/homes to the north and south, rising terrain and trees to the west, there has never been any wind damage to this property (since build, incl. all hurricane activity)
- Easy access to TX105 and FM1097; centrally located, yet in a low-traffic gated area
- Top-notch MISD schools, attracting a continuous growth in Montgomery values
- No Municipal Utility District (MUD) taxes – among the lowest overall tax rates available



The Land:

The property is platted and taxed at .49 acres. There is a difference in the rear/east property line from that platted and the actual waterfront bulkhead that was placed sometime after platting. The result is roughly 30 feet of **added (and untaxed) property in front of the lake**. Owner-exclusive property, including the drainage space in the front/west, **“street to lake” total is approximately .59 acres**. Street frontage is 60 feet and lake frontage is 101 feet.

The Home:

Designed and positioned to take advantage of the prime location, this home was built with views and effective use of space in mind. Energy-efficient windows are plentiful, bringing outside light, and the views, inside. Doors, stairs, outside patios, decks, fencing, dock and pool positioning, were all aligned to maximize the view. All of this is built on a solid foundation – engineered with 64 piers dropping 3 to 15 feet below grade, covered by beams and the ground floor slab. No cracks, popped tiles, or shifting.

All five bedrooms feature their own bathroom and walk-in closets. Both game rooms feature sinks, counters, cabinets, and provision for refrigeration. The living room is wired for overhead projection, bringing the big screen “media room” to the main living area of the home. All areas are pre-wired for security. Many rooms are wired for surround sound, and most feature phone/network/cable wiring. The walk-in “Texas Basement” provides significant storage, while the large garage and shop areas provide additional space for family “toys”, tools, equipment, vehicles, or added storage. Garage doors are insulated, as well as selected interior walls, upstairs, to dampen sound transmission from the game room.

The Neighborhood:

Grand Harbor is a private gated community, with a large park, tennis courts, pavilion, ponds, bridges, and more. The private streets provide a safe environment for kids and parents alike – for a stroll, run, bike ride, or golf cart cruise. The unique position of Grand Harbor also offers quick access to, and passage between, both SH105 and FM1097, a feature very much coveted among residents. Grand Harbor also features a private boat launch area with parking and a small pavilion.

The Lake:

Positioned on the “Little Lake Creek” arm on the West shore of Lake Conroe, all of the lake is easily accessible from this property to the East, South, and North. Boat-up restaurants and shopping are plentiful, along with a public island. The area from this home, Eastward, offers a prime watersport playground, with generally more calm waters than elsewhere around the lake.

