

77 LA JOLLA CIRCLE, MONTGOMERY, TX 77356 DEL LAGO ESTATES

CUSTOM DESIGNED & BUILT IN 2013 BY THE CURRENT OWNER

INTERIOR FEATURES

- 6" Exterior walls for optimal insulation & low utilities costs
- Sprawling one-story floorplan + private casita guest quarters
- Rambling back patio/veranda - connected to living, master & second bedroom
- Open concept living - family room/dining room/study nook/kitchen/breakfast room
- High ceilings w/beam detailing, skylights w/motorized shades & sky tubes
- 8 foot doors throughout - soaring ceilings
- 3 fireplaces in main house, entry courtyard & gazebo
- Master dream suite w/door to veranda - spa tub & walk-in shower - huge closet
- Chef's kitchen w/top-of-the-line appliances including built-in refrigerator/freezer
- Breakfast space w/built-in butler's pantry & cabinet storage
- Spacious laundry room w/sink & cabinet storage
- Wood & tile flooring throughout living areas
- LED recessed cans & lighting fixtures - under cabinet lighting - dimmer switches
- Plantation shutters - oversized windows bring the outside in
- Zoned AC - two 40 gallon water heaters
- Oversized 3 car garage w/10' ceilings & storage closet + attic access

OUTSIDE PARADISE FEATURES

- Just under an acre - park-like settings - lush, landscaped & lovely!
- View of Lake Conroe just across the street
- Corner lot w/circle drive & additional overflow parking area
- Gated enclosed courtyard entry w/fireplace & fountain
- White stone gazebo w/fireplace & gas plumbing for outdoor kitchen
- 20 zone sprinkler system in front & back yard
- Flag stone walkways w/paving stones & gathering/sitting areas
- Iron fencing & double gate access to side street
- Top-of-the-line plantings including George Tabor Azaleas & more
- Rain gutters on entire home & gazebo

DEL LAGO ESTATES - PRIVATE & GATED! EXCLUSIVE LAKE CONROE WATER FRONT AND WATER VIEW HOMESITES! NEIGHBORHOOD BOAT LAUNCH! QUICK ACCESS TO HWY 105 RESTAURANTS & RETAIL! MINUTES FROM THE WOODLANDS AMENITIES!

JUST ACROSS THE LAKE FROM THE NEW JIMMY BUFFET MARGARITAVILLE RESORT!