

**105 PENINSULA PT.  
MONTGOMERY , TEXAS**

- Built in 2017 by Jim Morris
- Two Lots
- Developers Premium
- 2.31 Tax Rate
- City Water Sewer
- 4,053 Square Feet
- 4/5 Bedrooms
- 2 Bedroom Suites Down
- 3+ Garage
- Open Floor Plan
- Crown Molding
- Plantation Shutters
- Surround Sound/Sound Bars inside and out
- Sound Bar for TV outside
- Rock Speakers Outside
- 10'-12' Ceilings
- Wide doorways for wheelchairs
- Alarm Pad at Entry - not monitored
- Nest thermostat monitors home when away and can be set
- Windows are double-paned, powder coated, UV, energy
- Foam Insulated
- Natural Gas
- Piers under house and pool 12-15' deep
- Dryer, water heater, pool, grill, heat - All gas
- One HVAC (zoned)
- Dual Zoned 2 stage HUPC
- Baseboards 8"
- Central Vac

**FAMILY ROOM**

- High Ceilings
- Custom cabinets on far right side. Looks like Drawers but is a door where electronics are stored for easy access
- Huge sliding doors all on major pool view
- Plantation Shutters
- Plugs in floor
- 60" TV remains
- Glassed cabinets have equipment in them

### **DINING ROOM**

- Dining Room ceiling wired for chandelier
- Wood tile planks with rectangular diagonal Inlay design
- Two entries to Dining Room from Kitchen

### **KITCHEN**

- 3/4" Rolled Edge Granite
- "Volcano" exotic granite
- Wrap around bar
- Many drawers - few cabinets
- Side spice pull out cabinets on both sides
- Kitchen Aid six burners and griddle
- Two Ovens
- Back splash custom stone
- Glass fronted cabinets over bar area
- Pull out trash for recycle
- Slide out by sink for cleaning supplies
- Raised cabinets higher than usual
- Big walk in pantry
- Microwave drawer
- Wine fridge stays
- Refrigerator can stay - negotiable
- Soft Close Cabinets

### **BREAKFAST ROOM**

- Overlooks the Pool
- Back Entry
- Closet under staircase - turns "L" Goes under the Foyer

### **STUDY/GUEST ROOM**

- Sleeper Sofa
- Sound Bar, TV, Speakers stay
- Trayed Ceiling, Recessed Lighting, Wood Plank Tiled floor

### **MASTER BEDROOM**

- Wood plank tiled floor laid in diagonal design
- Door to Hot Tub and Pool
- TV, Sound Bar

**Master Bedroom - Continued**

- Trayed Lighted Ceiling
- Plantation Shutters

**MASTER BATH**

- Wood Plank tile
- Huge Garden Tub (not jetted)
- Two sinks
- Granite
- Seasonal Large Closet
- Walk-in shower/Rain head and hand held

**BEDROOM #2**

- Turquoise Paint
- TV and Sound Bar
- Trayed Ceiling and recessed lighting
- Carpet

**PRIVATE BATH TO BEDROOM #2**

- Tiled Floor (grey)
- Huge Shower
- Exotic granite, under mount sink
- Crystal looking light fixture
- Nice closet (carpet)
- Seasonal Racks

**LAUNDRY ROOM**

- Opens into Master Bath
- Wood Plank Tile
- Room for Fridge
- "Real Affect" Lighting
- Cabinets
- Sink
- Granite
- Plantation Shutters

**Half Bath**

- In hall from Breakfast room
- Has a door to the pool

**Garage**

- Tiled Garage floor
- Work shop area
- Water softener in closet
- Keyless Entry
- Triple wide driveway

**BEDROOM 1 UPSTAIRS**

- Now used as an office
- Carpet
- Large Closet
- Shared Bath
- Pretty tile on Floor
- Tub with Shower
- Two Sinks w/Granite
- Has a door to the Attic

**ATTIC**

- Large Walk-out to Attic
- One Tankless Water Heater
- Huge Fiber Optics 1G-5G
- Built In Hot Spots (5)
- Pecs Plumbing System

**BEDROOM 2 UPSTAIRS**

- Canal View
- Wall wired and plumbed for future TV and sound bar
- Plantation Shutters

**OUTSIDE**

- 3/4 Acre (2 lots)
- Stained and Pattern Concrete Patio/Covered
- Wood Ceiling
- Waterproof Can Lights
- Sound Speakers

**OUTSIDE - Continued**

- Outdoor Kitchen Granite Counters
- Grill with 5 burners
- Sink, and Storage
- 6' deep Salt water Pool with Water Feature, Boulders and Waterfall
- Iron Fence
- Hot Tub and Pool have synchronized lighting
- Doors to Master and half bath
- Sprinkler System
- Shrubs have Drip System