

FEATURES LIST

**Gorgeous One Story
Recently Remodeled
Golf Course Home
On Miller #6 Fairway
Bentwater Subdivision
Lake Conroe's Premier Address
You'll Feel Like You Are On
Vacation Every Day**



Exterior

2020 New roof with transferrable warranty

2017 Painted exterior brick

New entry door with slate flooring at entry

Double paned windows

Back yard designed for entertaining:

- 2017 Saltwater pool with hot tub
- Remote controlled screened porch
- Wrought iron fence

Oversized 2-car garage with new epoxy coated flooring

Central vacuum

Wired for spider system

Water softener loop and drain installed

Irrigation system

Gutters and underground drainage

Spray foam radiant barrier in attic with decking for storage

**19 West Shore Ln | Montgomery, TX
Bentwater Subdivision**

Interior

- Open floor plan and high ceilings
- All walls recently painted
- LED recess canned lighting
- Granite countertops throughout
- Walls of windows for golf course views
- Gorgeous woodwork throughout the home
- Beautiful Italian ceramic tile 20x20 and engineered wood flooring
- Living Room with wall of windows looking at pool and golf course
- Family room with propane fireplace, wall of windows
- Kitchen remodeled in 2019 with large island
 - ❖ Stainless steel appliances
 - ❖ Granite counter tops and tumbled marble backsplash
 - ❖ Ice maker
- 2020 Large Master Suite remodeled
 - ❖ Engineered wood floors in bedroom
 - ❖ Natural gas 16 sear American standard A/C
 - ❖ 50-gallon natural gas water heater
 - ❖ Bath travertine tiles and shower, new plumbing, lighting, painting
 - ❖ double closets, additional room for workout equipment, crafts, office
- Study with engineered wood flooring
- Guest Bedrooms and Baths remodeled in 2017; built-in closet/dressers
- Social Membership included

3 BDRM | 3 FULL 1 HALF BATHS | 1 STORY
3,453 SQFT

MLS #22903987