

18828 Quiet Water Way

Updates & Special Features

Characteristics:

- ❖ Builder & year: J.D. Sosa built in 2011
- ❖ Square Footage: 3900 sq. ft.
- ❖ Bedrooms: 4
- ❖ Full baths: 3
- ❖ Half baths: 1
- ❖ # car garage: 3

Notable Features:

- ❖ Has Generac 20 KW whole-home generator with full auto start/stop and transfer switches. Last service & new battery - March 2020. Generator runs the entire home during power outages, including all pool equipment, and both A/C units.
- ❖ Hardwood floors are solid hardwood (NOT engineered hardwood).
- ❖ Master suite contains huge closets, one being a custom shoe closet with floor to ceiling shelves.
- ❖ All main living areas, plus the study and master bedroom have tray ceilings with accent lighting in the tray.
- ❖ Most lighting throughout house has been upgraded to LED to save on energy bills and shouldn't ever need replacing.
- ❖ Both living rooms are pre-wired for surround sound speakers. Both rear porches currently have surround sound speakers with individual controls and are included with the sale.
- ❖ Custom built-in cabinets & bookcases in the study, half bath, master bath, formal living, and mudroom, providing ample storage for all of your needs.
- ❖ Outdoor security camera system will be included with the sale. There is also a 1 TB DVR system. The main hub is in master closet.
- ❖ Home is very energy efficient. The attic has TechShield lining, ridge vents & blown-in insulation. It is floored and could easily be turned into a 2nd floor if desired. The garage is also fully insulated, staying fairly cool in the summer/warm in the winter.
- ❖ Garage has built-in cabinets, work bench, lumber rack and overhead storage.
- ❖ On-site water softener located in the garage.

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- ❖ Septic system was last pumped out in July of 2019.
- ❖ Kitchen has matching stainless Kenmore Elite appliances.
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WHAT WE LOVE ABOUT GRAND HARBOR

- ❖ Neighborhood amenities:
- ❖ Boat ramp that can get you to the main part of the lake within minutes
- ❖ Neighborhood park with covered pavilion and picnic tables
- ❖ Baseball field
- ❖ Sand volleyball court
- ❖ Walking/ jogging track
- ❖ Soccer fields
- ❖ Stocked neighborhood pond that provides some of the best fishing around.
- ❖ Beautiful water views when walking or riding bikes through the neighborhood.
- ❖ Only 1.5 miles to the new Margaritaville Resort (will be located off of Walden Rd.) The resort will open in May of 2020. Get into your new home in time for the Grand Opening!
- ❖ Grand Harbor is located on the Walden Peninsula, which is home to numerous restaurants and the award-winning Walden Golf Course.
- ❖ The neighborhood is also less than 5 miles to downtown Montgomery - home of some of the best festivals and shopping in Texas! There are tons of Wine/ Beer festivals & antique shows that take place each year. A farmer's market is every weekend during the Spring and Summer.
- ❖ Grand Harbor has something for everyone - there is a Grand Harbor Ladies Association, Bunco groups, and a Neighborhood Events Committee that plans events for neighbors year round - including a 4th of July Parade, Easter Egg Hunt & Christmas in the Park!