

126 Cliftons Curve Way

Montgomery, Texas 77316

\$395,900

OVERVIEW

- Builder: Perry Homes
- Approximately 2,952 square foot
- Master Planned Community – Woodforest
- Low Tax Rate: \$2.8242

FEATURES

- 2 Car Garage
- Sprinkler System w/Rain Gauge
- 2-40 Gallon Gas Water Heaters
- Digital Thermostat
- Energy Insulated Low-E Windows
- High-Efficiency HVAC
- Home Energy with HERS Rating
- Alarm System
- 12 & 10-Foot Ceiling Heights
- Arched Doorways
- Rounded Sheetrock Corners
- Full House RainSoft Water Softner System
- Natural Daylight
- Double Pane Casement Windows with Transoms in Family Room, Dining Room, Breakfast Area
- Triple Double Hung Windows with Transoms in Master Bedroom
- 2-Shelved Linen Closets

FRONT YARD

- Fully Landscaped
- Full Gutter System

ENTRY/FOYER

- Decorative Wrought Iron & Leaded Glass Mahogany Front door
- Open Wide Entry/Hallway (see through to living area)
- 12' Trey Ceiling
- Wood Style Tile Floors
- Arched Doorways
- Recessed Lighting

STUDY/LIBRARY

- Wood Style Tile Flooring
- Double French Glass Doors from Entry
- Light Filtering Shades
- 11' Ceiling
- Recessed Lighting

FORMAL DINING ROOM

- Chandelier
- Wood Style Tile Flooring
- Light Filtering Shades
- Double Pane Casement Windows with Transoms

KITCHEN

- Under Cabinet Lighting
- Granite Countertops
- Built-in Oven and Microwave (Stainless Steel)
- 5 Burner Gas Cooktop with Pot & Pan Drawers
- Cooktop Vent
- Center Island with Cabinets and Granite Countertop
- 42" Cabinets with Crown Molding
- Pull-out Drawers on Coffee Niche
- Hide-Away Trash Cabinet
- Built-in Dishwasher (stainless steel)
- InstaView Stainless Steel Refrigerator Negotiable (not warranted)
- Stone Backsplash behind All Countertops
- Spacious Shelved Walk-in Pantry
- Large "L" Shaped Breakfast Bar
- Open to Living & Breakfast Areas
- Abundant Counter Space
- Full Kitchen Cabinet Space
- Wood Style Tile Flooring
- Stainless Steel Double Sink
- R/O Water System
- Garbage Disposal
- GE Profile Appliances
- Recessed Lighting
- Multiple GFC outlets

BREAKFAST ROOM

- Spacious Breakfast Area with Natural Light
- Double Pane Casement Windows with Transoms
- Pedestrian Door to Spacious Patio Fully & Fenced Backyard
- Wood Style Tile Flooring
- Recessed Lighting

GREAT ROOM

- Cast Stone Fireplace & Mantle
- Gas Logs with Remote Control
- Natural Light
- Double Pane Casement Windows with Transoms
- Ceiling Fan with Light Kit
- Wood Style Tile Flooring
- Arched Doorways
- Floor Plug
- Recessed Lighting

GAME/FLEX ROOM

- Double French Glass Door Entry from Hall
- Wood Style Tile Flooring
- Natural Light
- Double Pane Casement Windows
- Light Filtering Shades
- Ceiling Fan with Light Kit & Remote Control

MASTER BEDROOM

- Wood Style Tile Flooring
- Ceiling Fan with light kit with Remote Control
- 12' Ceiling
- Triple Hung Double Windows with Transoms
- Light Filtering Shades
- Large enough for Sitting Area

MASTER BATH

- Separate His/Her Vanities
- Medicine Cabinet
- Garden Tub
- Separate Glass Shower
- Private Water Closet
- Oversized Huge Walk-in Master Closet with Shelving
- Over Mirror & Recess Lighting
- 18" Tile

BEDROOM #2

- Carpeted
- Natural Light
- Light Filtering Shades
- Ceiling Fan with light kit
- Walk-in Closet

BEDROOM #3

- Carpeted
- Natural Light
- Light Filtering Shades
- Ceiling Fan with light kit
- Walk-in Closet

BEDROOM #4

- Carpeted
- Natural Light
- Light Filtering Shades
- Ceiling Fan with light kit
- Walk-in Closet

2-FULL BATHS

- Shower/Tub Combination
- Over Mirror Lighting
- Vanity with Cabinet
- Wood Style Tile Flooring

UTILITY ROOM

- Washer and Dryer Negotiable (not warranted)
- Shelving
- Clothes Drying Rod

GARAGE

- 2-Car Garage

REAR YARD

- Spacious
- Landscaped
- 30 x 9.5 Covered Patio
- Patio Ceiling Fan with light kit
- Recessed Lighting
- Fully Fenced (Wood) with 2-Side Gate Entries