

FEATURES LIST

**Stunning Custom-Built Home
Unique Location
Backing Up To Reserve
Bentwater Subdivision's
Park In The Meadows

Tranquility and Privacy**



Exterior

- **Brick with striking curb appeal**
- **Oversized lot on quiet street**
- **Walk to the Park In The Meadows**
- **Wooded back yard backs up to 40,956sqft Reserve**
- **Oversized 2-car garage plus golf cart garage with extensive driveway**
- **12x15 Texas basement above garage with HVAC; double joisted flooring for extra strength. Square footage not in MCAD.**
- **No-clog gutters**
- **Attached storage shed on left-side of home with garage door opening**
- **Screened porch**
- **Large deck for entertaining**
- **Slab on builder's piers**
- **2020 replaced 1 of the 2 tankless hot water heaters installed 2007**
- **Owner maintains home well and has a home warranty**

**221 Woodside Ln | Montgomery, TX
Bentwater Subdivision**

Interior

- Walls of windows provide gorgeous views of wooded location
- Sunken living room with gas log or wood burning fireplace with outside vent open to kitchen and breakfast room. Surround sound system in living room.
- Wonderful one-story open floor plan
- Kitchen remodeled in 2018 with:
 - ❖ Stainless steel GE appliances
 - ❖ Granite counter tops and subway tile backsplash
 - ❖ Sink and fixtures
 - ❖ Repainted cabinets
 - ❖ Lots of storage
 - ❖ Reverse osmosis water filter on sink and refrigerator
- Owner's retreat has separate closets large walk-in shower and separate sinks; 2018 installed new flooring and painted
- Two guest bedrooms are large
- Utility room with sink and space for refrigerator
- Central vacuum
- 2015 main A/C replaced
- Master's Golf Membership available

3 BDRM | 2 FULL 1 HALF BATHS | 1 STORY
3,309 SQFT

MLS #90431279