

# 12326 Hawthorne Drive

## Montgomery, TX 77356

- One owner, impeccably maintained home situated on just under 3/4 of an acre
- Highly desirable 1.5 story floor plan with majority of square footage on first floor (only game room & 1/2 bath upstairs)
- Central vacuum system
- New carpet in master bedroom
- Upgraded granite in kitchen
- Water softener
- Surround sound in living area and game room
- Floored attic space provides lots of additional storage
- Epoxy floor in oversized three car garage
- Extended covered patio (16 x 18) installed by Garden Glass with retractable shades (over \$17,000)
- Separate 16x24 workshop/'man cave'
- Automatic driveway gate
- Multiple fruit trees on property