

FEATURE SHEET

**3402 Wooddale Lane
Montgomery, TX 77356**

Average Electric Bill for last 18 months = \$201 "Energy Efficient"

Pella Windows and Doors throughout

Insulated Attic Spaces and Insulation between first and second floors for sound

Driveway reconstructed-2014

Installed Boat Dock and Canopy 2015

Storage Galore

Lakeside of home faces East providing a completely shaded backyard in the afternoon.

Lakefront Cove is extremely desirable due to low wave action and privacy (Often called The Tiki Cove)

Quiet Cul-de-Sac

Bosch Kitchen Appliances-under warranty

Large French Door Pantry

Kitchen Utility Closet

Kitchen has 2 Refrigerator hook-up's with water

Two Ovens, 5 Burner Cook Top, Ultra quiet Dishwasher and Disposal

Beverage Bar with Wine Refrigerator

Kitchen Cabinets with Self Closing Drawers and Doors, Lazy Susans in corners, Over Oven Baking Sheet Storage

Granite countertops

LED Lighting throughout Kitchen

Master Bathroom has Spa jet Tub and separate Shower

2 Guest Rooms with Baths have Spa Jet Tubs/Separate Showers

Ceiling Fans throughout Home-15 Total

All Doors are Solid Wood/Glass

Door Knobs-push down entry

2 Staircases for Convenience

Washer/Dryer Side-By-Side and Elevated for Easy Unloading

Laundry Room has Collapsible Folding Table, Built in Drying Racks and Cabinets

Roof Access from Attic (makes cleaning the 2nd Story a breeze)

Programmable Thermostats

Home was REMODELED in 2005/2006.

***Completely taken down to the studs and REPLACED all Windows,
Stucco and ALL 4 AC Units, etc**

Fire Hydrant and Street Light close to property

LOTS of Parking with the Cul de Sac

4 Independent Storage Areas including WALK-INS and Attic Storage

**House sits on an OPEN Cove with a NO WAKE ZONE for excellent Lake
Swimming**

Home was built with DEEP supporting piers

ADDITIONAL INFORMATION

There are two primary attics each has finished flooring with about 200 sqft of storage space in each. One attic has a door access to the roof. The attics are heavily insulated.

The cove area the house is on is entirely a no wake zone. Prolonged swimming fun can be had as there are areas where swimmers of all ages can stand. The cove also has less wave action than other parts of the lake due to much of the cove shoreline not being bulk-headed. There are boat navigation channels in our small cove so that we have access to the lake even when the level is down.

The lot has more than 20 (28 actually) mature trees that provide an expansive shaded area both for activities and for parking. At 3-4 in the afternoon the yard is shaded and a lake breeze makes outdoor activities enjoyable even in summer..Yet this lot is well barricaded from strong north and south winds so even in rough weather this location is protected and we do not get heavy wave action against our bulkhead.

6 cars can be parked off the street without blocking entry or exit. 4 of those spots are shaded.

The house has Pella windows throughout and the attic is insulated as are the areas between floors (for noise). The average electric utility bill for the last 18 months is less than \$200 a month. Every activity room or bedroom has a fan.(15 total).

There are two entrances to the house. An owners entrance and a guest entrance.

The house foundation is constructed on large piers. The house also has never had a water breach with a rising lake including 1994 when the lake reached 206.

The 4 empty lots on Wooddale are all owned by those who live on Wooddale..Sellers own the two adjoining the house.