

FEATURES LIST

**Stunning Custom-Built Home
On Two Lots
Across From Waterfront
Bentwater Subdivision**

**Room For Pool, Summer
Kitchen Whatever Your Dream**



Exterior

- **Brick with striking curb appeal**
- **Home sits on two lots, 18,532sqft/Appraisal District**
- **Beautiful homes in this established section of Bentwater**
- **Wooded side yard has 16' octagonal cedar gazebo**
- **Houses behind are on large cul-de-sac lots giving an open feel**
- **Wrought iron fenced yard**
- **Oversized two-car garage with built-ins**
- **Additional third garage is insulated, has sewer pipe, electrical and tubing for HVAC; could be easily converted into another room**
- **500-pound hoist for easy access loading to attic**
- **Two porches with tiled flooring; one off the primary bedroom is screened**
- **Gas grill remains**

**46 Sarasota Cir N | Montgomery, TX
Bentwater Subdivision**

Interior

- Designed by Mark Todd; built by Paul Sullivan
- Beautiful woodwork and tile or wood flooring throughout
- High ceilings and 8' doors throughout
- Living room with gas log cantera stone fireplace open to kitchen and family room; tapestry remains
- Wonderful one and a half-story open floor plan
- Kitchen has maple cabinets, granite countertops, GE Profile appliances, 4-burner gas cooktop on island, pull-out drawers, walk in pantry
- Drop-down seating connected to island, 4 chairs remain
- Owner's retreat on first floor has large walk-in shower, jetted tub and separate sinks; exit to screened porch and gazebo
- One guest bedroom with full bath on first floor
- Office has beautiful maple built-ins
- Above the garage, there is another multi-purpose room with closet and full bath (approximately 485sqft not shown in MCAD)
- Home was gently used infrequently for seven years; full time residence for only three years
- Immaculate and ready for immediate move in
- Social Membership available

3 BDRM | 3 FULL BATHS | 1.5 STORY
3,000 SQFT/SELLER

MLS #31678062