

209 Forest Wind Circle, Montgomery, TX 77316

List of Property & Neighborhood Features

An Amazing Location in the Montgomery Trace Community

Nestled on a 5-Acre Wooded Lot with a Pond.

- Country Living at its Finest! Stylishly nestled atop a 5-acre homesite. This impressive home will captivate you upon arrival. This Brilliantly Designed 2 Story Custom Home with 4 bedrooms, 3 ½ Baths, 3,873 Sq. Ft of living area on a Wooded Lot with its own Pond. Generous Size Master Suite on the First Floor, Gourmet Island Kitchen & Wet Bar. Enormous Size Den & Game-Room, High Ceilings, Covered Front Porch & Two Covered Back Yard Patios and a Patio on the 2nd Floor offers the Utmost privacy in the oversized backyard to relax and socialize.
- The open floorplan is well-defined & flows fluently throughout the home, while the ample number of windows provide pleasing views of the Woods & Pond in the backyard & the front yard plus abundant natural light. Flooring includes Wood, Custom Tile, Laminate & Carpet.
- When you walk in the front door, you will feel at home by the warm wood floors, high ceilings, Trey Ceilings in some rooms & oversized windows, showcasing astounding views of the Backyard and Pond. The views continue in the breakfast room, island kitchen, master suite & den. You can get pleasure of the Scenic trees, Lush Landscaping & Personal Pond that surrounds the home. This gives the property exceptional curb appeal. It is hard to believe a quiet, peaceful acreage neighborhood like Montgomery Trace exists in a country setting.
- Placed among the pines & hardwoods, Montgomery Trace is just minutes from The Woodlands, FM 1488 & Lake Conroe, yet tucked away amidst nature. Excellent schools Montgomery Trace perfect for anyone! Easy access to World Class Shopping & Dining & Medical Centers. Truly an outstanding opportunity!

Foyer Area

- Appealing Tall Wood & Lead Glass Double Front Door & two Side Windows
- Two-Story Entryway
- A Half Moon Window.

First Floor “Open Concept” Living Area offers all the comforts of Home & Entertaining...

- Enormous size Den & Gas-log Fireplace
- Large Island Kitchen that has two Islands & a Wet Bar
- Master Suite
- Formal Dining Room area & Study/Office Room
- Generous size windows allowing plenty of Natural Light
- Stylish Staircase
- ½ Bath for your guests
- Huge Utility Room

Open Concept Den Offers all the relaxations of home!

- Astounding Stone Gas Fireplace
- Oversized Room
- Wood Floors
- Built-in Custom Wooden Cabinets & Shelving
- Sizeable Windows overlooking the Wooded backyard & pond

Inviting Island Kitchen, adjacent to the Dining Area, Breakfast area & Den:

Perfect for anyone who likes to cook and still be part of the conversation!

- Breakfast Bar
- Wet Bar
- Double Islands
- Huge Walk-in Pantry
- Granite Counters galore & Loads of Custom Woodwork for Cabinets & Walls
- Two Sinks
- Reverse Osmosis
- Wine Cooler
- Stainless Steel Appliances, Gas Cooktop with 5 Burners & Electric Oven
- Custom Tile Floors

Study/Office Room - 1st floor

- Custom Built-in Wood Cabinets, Desk, Workspace & Book Shelves
- Plantation Shutters & Large Windows
- Trey Ceiling
- Wood Floors

Roomy Utility Room located on the 1st floor...

- Custom Wood Cabinets
- Stainless Steel Sink
- Clothes Bar
- Coat Closet
- Entry to the Backyard

First Floor ½ Bath

- Custom Wood Cabinets & Shelving w/Door
- Art Niche

Master Suite offers a relaxed and pleasant atmosphere...

- Huge Windows overlooking the Backyard & Pond
- Generous Size Room
- High Ceilings & Custom Ceiling Fan
- Gas “Dual View” Fireplace for the Master Bath & Master Suite, surrounded by Tile & Custom Wood Trim

- Sitting area with a Large Window & Plantation Shutters plus a Half Moon Window & an Art Niche
- **Impressive Master Bath includes....**
 - Step up to your Jetted Oval Garden Tub surrounded by Two Pillars, Nice size Windows with Plantation Shutters & Half Moon Window
 - Crown Molding
 - Walk-in Shower surrounded by Tile
 - Granite Counters, & Custom Wood Cabinetry
 - Enormous Size Walk-in Closet with Custom Shelving
 - His n Her sinks

First Floor Secondary Bedrooms include:

- Large windows
- Nice Size Closets
- View of the Backyard & Pond

Large En-Suite (Bedroom # 4) upstairs:

- Great for your out-of-town guests!
- Laminate Flooring
- Trey Ceiling
- Custom Wood built-in Cabinets
- Full size Bathroom with Rectangular sink, Solid Counters, Shower/Bath Combo with Custom Wood Trim
- Walk-in Closet

Upstairs Game-Room

Massive Size; Great for watching your favorite movies & shows and entertaining!

- Laminate Flooring
- Generous Size Windows provide pleasing views of the Woods & Pond in the backyard & Outdoor Patio
- Entryway to the 2nd Floor Outdoor patio
- Crown Molding & Trey Ceiling
- Custom Wood built-in Cabinets

Upstairs Patio

Perfect to Socialize or Relax!

- Slate Tile Flooring
- Wrought Iron Fencing
- Spiral Staircase

Exterior, Perfect for Entertaining, Relaxing and room for a Pool with the utmost Privacy....

- Covered front porch with Slate Tiles
- Brick Exterior

- Circular Driveway in the front of the house
- Central Vacuum System by “Beam”
- Water Softener
- Attached 3 Car Oversized Garage
- Two Covered Back Patios with Pillars
- 2nd Floor Outdoor patio with Wrought Iron Fencing & a Spindle Staircase
- Pool size Backyard with a Personal Pond
- Just imagine, relaxing, socializing, having BBQ’s, sipping a cup of coffee or tea while sitting on your Backyard Patio!

Community Amenities

- Excellent schools
- Minutes from The Woodlands, Lake Conroe & FM 1488,
- Easy access to World Class Shopping, Dining and Medical Centers.