



18703 Palm Beach Blvd Montgomery, TX 77356

Expansive Exterior

Rare chance to own in Palm Beach Gated Estate Community

One and Half Story Private Waterfront Home

No expense spared in developing & designing this outdoor paradise.

1.65 Acre Cul-de-sac Wooded Lot w/ Over 300' of Private Waters Edge

Sports Court (Full Size Basketball/ Tennis Court) with sport tiles and professional lighting.

Three-Car Oversized Garage w/workshop

All-Around Sprinkler; Outdoor Lighting & Mosquito System.

Screened Patio Retreat

Water Well and Aerobic Septic System

Double fenced back yard with room for pool and

Outdoor Kitchen

Recently Added:

- *Professionally Stocked Fishing Oasis, with acres of hardy aquatic Landscaping*
- *Outdoor Fishing Pier with walkway, tackle storage, lighting, canoe dock and storage*
- *Two Bridges connecting 2 newly cleared and planted private waterfront shorelines, and 2 new large decked outdoor waterfront living areas.*
- *Walking path around all water areas, and Natural stone walkway connecting all outdoor living areas and bridges*
- *Koi Pond, Bog, Custom Stone Waterfall with lighting*
- *Extensive Collection of now established landscaping including Texas Native Wildflowers*
- *Huge 40' Covered Pergola /Lanai Outdoor Living Space with outdoor fans, lighting, and entertainment area.*
- *Two Covered Front Courtyard Patios*
- *Outdoor Fire Pit w/seating*
- *Swing overlooking Picturesque Creek for Canoe/Kayaking*

Gourmet Kitchen

Kitchen boast Elegant Open Concept Design to Morning Room

7ft wall of windows to watch resident hummingbirds

Granite counters, High-end Stainless appliances,

Oversized Center Island with eat-in bars, Custom Cabinetry, walk in pantry Serving Window for easy

Entertaining at patio

Computer/study nook/ butler's pantry area

Dramatic Interior

Masterfully designed custom finishing's, 5535 Sq. Ft

5/6 Bedrooms, 6 Full Baths, 2 Half Baths

Extensive Millwork & Architectural Detail

10 foot ceilings, 7 foot windows, Pocket Doors, Tons of Storage

Wood flooring throughout

Extensive Remodeling in secondary bedrooms and en-suite bathrooms, screened patio & entry living area

Spacious & Secluded Master Suite w/ sitting area and beautiful water views

Recently Upgraded

- *1200 Sq.ft Carpet at Game/Media*
- *A/C Unit, 16 Seer -2*
- *Tile Flooring in Bathrooms, Entry, Patio*
- *Light Fixtures with LED Lighting Throughout Home*
- *Three Water Heaters*
- *Hand Painted Interior*
- *Flooring, Lighting and Insulation at Walk- In Attics*
- *Family room flooring*

Family room features expansive window views of the water and front courtyard

Recessed Lighting throughout home

Trey Ceilings

Fire/Smoke Alarms and Camera Security

Hunter Douglas Ceiling Fans throughout

Radiant Barrier for Energy Efficiency

Unique Custom Design to allow split Living areas,

Ideal Home for Multi-generational living.

Waterviews from nearly Every Room!

Luxury Master Bath

Custom 2 person 9 Station Personal Shower spa with seating

Elegant Claw foot Soaking Tub

Granite Countertops, Custom Cabinetry w/elegant finishing

His and Hers High Vanity w/Her Seating Vanity

Enormous walk in Closet with Custom Built-Ins,

natural lighting and seating

Room Dimensions

Living Room 17 X 21

Dining Room 12 X 14

Breakfast Room 8 X 16

Study 10 X 13

Master Bedroom 15 X 17

2nd Bedroom 13 X 17

3rd Bedroom 15 X 15

Gameroom 15 X 21

Kitchen 16 X 17

Den 25 X 32

Extra Room 13 X 22

4th Bedroom 11 X 14

5th Bedroom 15 X 15

Utility Room 10 X 10