



## FARMHOUSE EFFECTS

**23810 N LAKE VIEW ROAD  
MONTGOMERY, TX 77316**

### *Interior Features:*

- Open floor plan
- 8 foot farmhouse doors
- Vaulted wood tongue and groove ceiling in living room with exposed beams
- 10 foot ceilings throughout
- Shiplap accent walls
- Farmhouse style wood casing on windows
- Wall-to-wall, floor-to ceiling high R value windows throughout
- Matte black fixtures
- Custom, site built cabinets
- High end GE appliances with under-cabinet microwave
- Custom vent hood
- Pot filler above stove
- 36" Kohler cast iron farmhouse apron sink in island
- Granite and slate counters
- Pocket doors
- Custom shelving
- Hardwood weathered floors
- Furniture style vanities
- Stand alone floor tub in primary bathroom with chandelier and open, walk in shower
- 5-8" spray foam with sound varied insulation in walls
- Pex piping
- Low voltage data pre-wired with cat 5 and coaxle



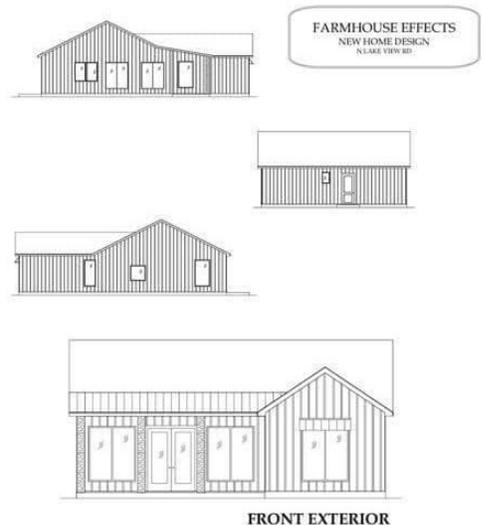
### *Exterior Features:*

- 30 year textured shingles
- Coastal (board and batten style) vertical hardy siding
- Farmhouse gooseneck exterior lighting fixtures with matte black finish
- 10" solid cedar porch posts
- Stained wood, tongue and groove porch ceiling with fans
- Solid mahogany custom double entry door

 1,670

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*New Construction  
Farmhouse style Lakehouse in Tri Lake Estates  
Late June estimated completion date*