

# 18910 PINWOOD TRAIL

## Montgomery, Texas 77356

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#### Doors & Floors

All interior doors, wood work and door trim are solid alder with custom stain. Primary closet is custom built of alder with custom stain and glass doors. All exterior living room doors and exterior primary suite door are antiques from South America.

Travertine floors in kitchen, powder room, utility room, side entry, hallway, primary bathroom, small office.

Reclaimed wood floors from tobacco farms in Kentucky in living room, dining room, sitting area, study/office, primary bedroom.

#### Kitchen

All cabinets are alder with custom stain. One cabinet is handmade and carved from Mexico.

All hardware is special order. Pot rack is custom.

Appliances are Jenn-Air, cooktops are down draft, 2 ovens, 2 cooktops, microwave, dishwasher.

Two koehler porcelain farmhouse sinks with brass farmhouse fixtures.

Soapstone countertops. Butcher block island is an antique.

Antique barnwood ceiling beams and columns with hand-carved decorative lintel.

Cedar ceiling and Built in wine cooler.

#### Living Room

Custom built entertainment center and storage cabinets.

Expansive wood burning fireplace with antique mantel.

Soapstone countertop with seating.

Large cedar beams and cedar-covered ceiling.



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#### **Study/Office/Library**

Antique bank door entry, pine flooring, custom built in shelving.

#### **Powder Room**

Antique vanity and Kohler sink with oil-rubbed bronze fixtures.

#### **Primary Suite**

Fireplace in primary bedroom.

Replaced and refinished wood flooring.

Custom leaded glass doors at entry with antique door to back deck.

Glass door to private screened porch.

Marble vanities and tub shelf in bathroom.

Two on-demand hot water heaters in bathroom.

Large tile/glass shower.

Victoria & Albert soaking tub.

Two separate closet sections.

Custom alder built-in cabinets and shelving in closet.

Custom leaded glass doors and windows in closet.

Snack|Wine|Coffee Bar just outside Primary Suite, with quartz bartop and built-in fridge.

#### **Exterior Areas**

Metal roofing on house and porches.

House wired for security (Currently ADT).

Mosquito Mist system around back deck.

Motion detection lights installed around house.

Whole-house generator with propane tank.

Large pond stocked with variety of fish and small pond stocked with bait fish.



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#### Guest House

Two bedrooms and two full bathrooms.  
Each bedroom opens to large screened porch.  
Marble top vanities in bathrooms.  
Quartz countertops, microwave, stove and refrigerator in small kitchen.  
Built-in cabinets in dining room and living area. Tile floor throughout.  
Garage converted to gameroom and art studio - both open onto covered porch.

#### Swimming Pool/Barbeque Area/Pool House

Pool house has a half bath and storage closet.  
Pool house has own water well and septic system.  
Remodeled heated pool with 250-gal propane tank and hot tub addition.  
Concrete patio and stone wall surrounding pool.  
Covered cooking area with stainless refrigerator, grill and cooktop.  
Screened room with tile floors, fireplace, eating area, living space, and wired for TV & sound.  
Outdoor shower with on-demand hot water heater.

#### Workshop

Metal building: 30' W x 40' D x 14" H. Front concrete apron: 60' W x 10' D.

**Area one:** enclosed, two overhead garage doors, insulated, finished walls & ceilings, central air & heat, 3 large windows, a half bath and a car lift.

**Area two:** not enclosed, no AC, two roll-up doors, stairway access to garage.

**Area three:** covered, not enclosed, concrete floor.

#### Pole Barn

25' D x 30' W. All metal construction with three parking spaces and rock floor.

#### Acreage Surrounding House

43 acres - approximately 40 fenced.

Main gate has rock columns and is solar powered automatic, and coded. Four other gates located on property.



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