

Feature Sheet

3307 Rollingwood Court, Montgomery, TX 77356

- 2 Cul-Da-Sac Lots Equalling Over .5 Of An Acre
- 3,432 Interior Space
- 25X22 Attached Garage
- 30X40 Spray Foam & Air Conditioned Shop
- Shop Features Two Storage Loft Areas
- Shop has Two, Twelve Foot Doors & Has A Sixteen Foot Height Inside
- Gorgeous Nine Foot Oak, Double Entry Doors
- Interior Is Spray Foam Insulated With An Average Electric Bill Of \$150
- Smart Home Features (Control A/C, Garage Doors, & Security Lights via an App!)
- Carefully, Handpicked Finishes Throughout
- Formal Dining Room & Breakfast Nook
- Flex Space Downstairs - Current Wine Room, Could Be Office
- Custom Built Kitchen Cabinetry
- Six Foot Kitchen Island
- Two Half Bathrooms
- Fully Air Conditioned Storage Room
- Primary Suite Features 2 Custom Closets
- First Primary Closet is a "Hidden" Room
- Second Primary Closet features Custom Built Ins, Chandelier, Vanity, & An Island
- Primary Bath Has Dual Custom Vanities, Stand Alone Shower with Body Sprayers, & A Stand A Lone Tub!
- Three, Secondary Bedrooms
- Both Secondary Bathrooms Have Custom Finishes
- Laundry Room Upstairs
- MUD Room Downstairs
- Ten Foot Ceilings Downstairs & Nine Foot Ceilings Upstairs
- 50 Amp Pre-Wired In Backyard for Pool
- MUD Room Has Entrance To Garage & Backyard For Future Pool
- Builder Floor Plans Available For New Owner