

# 179 Brooks Lane Amenities

## *About the Home*

- Stylecraft Home built in 2017
- Energy Efficient
- Open Floor plan
- High Ceilings and Tons of Natural Light
- Vinyl Plank Flooring throughout
- Large Kitchen with Granite Countertops
- 2" Blinds throughout
- Office Nook
- Ring Doorbell
- Gutters
- Sprinkler System
- Beautiful Pool built in 2020 with App controls for filter and lights
- Automatic Garage Door Opener
- No Back Neighbors!

## *About the Community*

- Minutes from Lake Conroe, Historic Downtown Montgomery, Shopping, and Restaurants
- Low Tax Rate
- HOA only \$500 a year
- Highly Acclaimed Montgomery ISD
- Sidewalks throughout Community
- Playground

## *Negotiable Items*

- 2 Refrigerators - In Home and Garage
- Washer and Dryer
- Shelving in Garage
- Storage Shed in Backyard
- Additional Storage Bin in Backyard
- Large Pool Umbrella