

Introducing

1226 Lake View Drive

Montgomery, Texas 77356

Highlights and Upgrades

- Boat Lift
- Rare and Hard to find upper sun deck
- 20x20 Covered Outdoor Patio with power, lighting, ceiling fan, tv, sound bar, internet booster and shades.
- Under deck storage with concrete floor and easy access.
- Steps into the water at the end of one of the decks can be used to take a swim or catch your dinner for the night.
- Insulated Garage-Insulated Garage Door
- Coleman Generator 5000watt/6250watt, 110-220 volt. Generator has wall connector to breaker box with its own breaker.
- Under and Above Cabinet Rope Lighting
- Murphy Bed in Downstairs Office for convenient guest use
- 6-8 inches of Blown In Insulation in 2021
- 2017 Microwave Replaced
- 2019 New Stove
- 2019 New Oven
- 2015 New Dishwasher
- 2021 Disposal
- 2021 Sink
- 2021 Kitchen Faucet
- 2015 New Hot Water Heater
- 2016 New A/C
- 2018 New Roof

- 2021 Backsplash
- 2021 Granite Counters in Kitchen

- 2021 New Carpet
- ¾ Of Home Has New Paint
- Outside Paint 3 years ago
- Gutters 5 Months Ago
- Heat Pump/A/C 5 Years Old
- Roof 3 ½ Years Old
- Bathroom Faucets 6 months- 1 ½ years old
- Boat House Deck Replaced 1 ½ years old
- Steel Insulated Front Door Replaced 6 Months Ago
- Primary Ceiling Fan and Can Lights Replaced 4 Months Ago

Energy Features:

- Approx. 8 inches of blown insulation over old insulation
- Ridge vents and drift vents in attic
- Attic Power Vent
- Insulated garage and garage door panels
- Programable Thermostats
- Zoned A/C System
- Heat Pump for winter heat
- Window tent on main windows on back of house in living room.

Bill Information

SJRA 103.00/year

Electric:

| | |
|----------------|--------|
| March 2020 | 144.35 |
| April 2020 | 121.55 |
| May 2020 | 113.83 |
| June 2020 | 150.44 |
| July 2020 | 170.95 |
| August 2020 | 179.47 |
| September 2020 | 202.81 |
| October 2020 | 142.58 |
| November 2020 | 127.50 |
| December 2020 | 118.76 |
| January 2021 | 149.25 |
| February 2021 | 158.45 |
| March 2021 | 183.55 |
| April 2021 | 98.20 |
| May 2021 | 100.83 |
| June 2021 | 144.50 |
| July 2021 | 208.75 |
| August 2021 | 235.47 |

Water and Trash

Approx. 35.00 to
36.00/mo.