

FEATURES LIST

***Stunning Waterfront Home
South-facing, Open Water***

***You'll Feel Like You Are
On Vacation Every Day***



Exterior

- Striking curb appeal: stucco and brick with tile roof
- Custom-made metal front door
- Large Italian water fountain at entry
- Pella windows, including some crank-out windows for fresh air circulation
- Large back yard designed for entertaining:
 - ❖ 2013 Jay Curry, Mirage Custom Pool 19'x32' saltwater with multiple water features and beach entry. 2020 Resurfaced pool deck. Pool maintained weekly by Pristine Pools
 - ❖ Fire pit with azure blue fire rocks
 - ❖ 2013 6' high custom metal fence
 - ❖ 2013 18'x30' covered summer kitchen (2021 TV included)
- Two-story party boat dock with remote-control lift; wave runner lift

**211 Sarasota Cir S | Montgomery, TX
Bentwater Subdivision**

Exterior (continued)

- Oversized 2-car garage with:
 - Cedar ceiling and treated floor
 - Gladiator storage system and work bench
- Screened porch for gardening tools and pool supplies
- 17kW Generac Generator (partial home), bi-annual maintenance
- 2021 Installed Coleman HVACs (5 ton and 7 ton)
- 2020 Re-caulked and painted around all windows
- 2020 New exterior light fixtures
- 2019 Roof cleaned; 2021 re-insulated attic with blown-in insulation

Interior

Gorgeous open floorplan with high ceilings. Breathtaking views of Lake Conroe from almost every room

Flooring: 16" ceramic tile, carpet and wood

The kitchen, dining and family rooms are designed for entertainment, allowing family and friends to flow easily from one space to the other

2013 Replaced lights and fans with Minka Lavery "Cabella"

First Floor:

- Family Room:
 - ❖ Vaulted ceiling with 14 south-facing wood-cased windows that surround the wood-burning fireplace with gas logs
 - ❖ Large wet bar for entertaining

Interior (continued)

Kitchen – 2021 Remodeled

- ❖ Jennaire stainless steel appliances:
 - Rise 27” microwave/wall oven with multimode convention system
 - Lustre 24” trifecta pocket-handle dishwasher
 - Pro-style 30” professional low profile under cabinet hood
 - Euro-style 30” 5 burner gas cooktop
- ❖ Whirlpool 4 door stainless steel slim line refrigerator
- ❖ Granite counter tops and subway tile backsplash
- ❖ Stainless steel trough sink and Bruton stainless steel faucet
- ❖ Vaulted ceiling with stunning 3-tiered wrought iron light fixture
- Dining room flows easily from the kitchen to the family room
- Breakfast room with wine cooler and wall-mounted tv (included)
- Large Owner Suite
 - ❖ Crank-style windows for fresh air flow
 - ❖ View of the lake
 - ❖ Wood floors
 - ❖ 2009 Luxurious bath remodel with granite, tumbled marble, soaker tub, walk-in shower and Anastasia faucets
- Utility room with half bath (washer/dryer included)
- Half bath by entry

Second floor

(continued)

- 2016 Carpet flooring throughout the 2nd floor
- Two large guest bedrooms, each with access to the 2nd floor balcony
- Full bath with double sinks, tub and shower
- Game room open to the vaulted family room with beautiful views of Lake Conroe (pool table included)
- Study with wrap around three-sided office system (included). Cedar closet for seasonal storage

Average Monthly Costs:

Mud18	\$73
Suddenlink Cable	\$191
Centex Gas	\$50
Entergy Electric	\$227
Pool Maintenance	\$160
Lawn Maintenance	\$140

3 BDRM | 2 FULL 2 HALF BATHS | 2 STORY
3,449 SQFT

MLS 19275417