



## Owner's Highlights

Valuable insights to share

ADDRESS: 3139 Chippers Crossing, Montgomery 77356

### Favorite Things About The Home:

- Living on quiet, deepwater cove with open water views, and views of the "little bridge".
1. Large covered patio & dock area & lounging in the pool/spa
  2. Golf course views right across the street & no homes opposite our driveway
  3. Spacious Master bedroom with his & her bathroom & "marriage saver" walk in closets
  4. Lakeviews from all major rooms, esp breakfast/kitchen, master, and upstairs flex room
  5. Watching the local wildlife: herons, egrets, turtles, ducks, deer, hummingbirds & owls
  6. Entertaining bar area with new icemaker, wine fridge and wine storage.
  7. Extensive wood & trimwork throughout the home, and the gorgeous real wood floors, high ceilings, floor to ceiling stone fireplace & custom staircase

### Community/Area Benefits, Features & Conveniences:

1. Walden's amazing amenities: golf, tennis, fitness center, yacht club & dining options
2. Highly regarded Montgomery ISD - Madeley Ranch Elementary is located within Walden
3. Close to shopping, medical, restaurants, wineries/breweries and farmers markets
4. Lots of local fishing tournaments out your back door
5. Patriotic & caring community



Average Utility Costs:

We keep temp 62-72 degrees

MUD: includes water, trash & sewer

500 gal propane tank

Electric

Water

Gas

Summer: ~\$500/mth

~\$200/mth

Fill as needed -  
currently about  
at 1/4 full.

Winter: ~\$425/mth

~\$100/mth

Mechanicals Age/Last Service Date & Misc:

HVAC System: (2) units: upstairs replaced 2017; downstairs replaced 2018

Water Heater: (2) units: not sure of exact age, but estimate 5-8 years old

Roof Age: Original Tile Roof (lifetime)

Pool/Other: Pool built 2004 - pumps and heater new 2021; boat lift/cover 2016

If Home Offers Gas:

1. Is dryer plumbed for gas, electric or both? Electric only
2. Is cooktop/oven plumbed for gas, electric or both? Gas (propane)

Transferable Warranties Available?

Yes: 1 year warranty from Total Restoration to cover all renovations/repairs done to the home (labor & materials).

**Thank you!**

Tracy Strong

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