

Features List – Part 1

163 Sarasota Circle S, Montgomery, TX 77356

- BEST VIEW ON THE LAKE
- Grand 3 story entry – slate, mahogany railing
- PolySteel Insulating Concrete Forms (ICFs) provide you with a superior construction technology that delivers cost-effective, high-performance structures that are safer, quieter, more comfortable, energy efficient, structurally secure, and environmentally responsible than any building system available on the market today.
- Beautiful slate floors through much of the home.
- Home is all electric with propane gas fireplace, outside kitchen and pool heater.
- Roll-down, see-through shades in most windows across the back of home.
- Kitchen has stainless steel appliances – built in fridge, double ovens, warming drawer, induction cook top.
- Remote control awning on breakfast room.
- 2 Pantry's, one extra-large with sink and prep area (also plumbed for 3rd washer/dryer)
- Elevator from garage to all levels.
- Beautiful butlers pantry with glass door cabinets
- Guest bath with limestone counter (check out the fossils!) and vessel sink.
- Study with granite desk and floating shelves, great view of the lake.
- Primary bedroom with new bamboo flooring and fresh paint.
- Primary bath with vessel sinks, soaker tub, tiled shower and mirrored walls, bidet
- Large double closet with built-ins. 2nd closet with washer/dryer.
- New carpet downstairs.
- 4 A/C units
- 2 Water heaters
- Work out room
- 3 bedrooms down all with baths, 2 of those baths shared to the hallway
- Huge TV room with black out shades. Wired for dropdown screen, projector and surround sound.
- Home hard-wired Smart Home
- Outdoor kitchen
- Multiple balconies, stamped concrete patios
- Laundry room on bottom level, as well as in primary closet and extra pantry