

A Little More about 25372 Weeren Rd., Montgomery, TX 77316

Offered by the homeowners

Features and Improvements:

1. Most of the light fittings and bulbs have been changed to LED lighting.
2. Most of the security lights are changed out to LED lighting as well.
3. New water well
4. Irrigation water well @ pond.
5. Generator that runs the house and the shop
6. Wi-Fi thermostats in main and guest house
7. The stocked catfish pond is fun to watch when feeding them bread and fish food.
8. All water heaters in all houses are new.

Things we love most about living here:

1. The quite country living, sitting around the firepit watching the fireflies in the wooded area. Summers are amazing with the pool right there and the kitchen is easily accessible. The pool toilet is also a plus because there are no wet footprints through the house.
2. The stained concrete floors are very easy to keep clean. A Roomba vacuum cleaner is a pleasure to run through the house.
3. The theater room is perfect for watching movies or rocking the house with PlayStation Rockband.
4. The beautiful glass enclosed room next to the pool is a perfect place for a gym as well as drinking coffee in the early morning while looking out onto the pond with the fog all around.
5. Having the newly opened highway 249 opened makes getting to the stores and work so fast and easy.
6. The sauna is a fabulous way to warm up during the cold winters.
7. The covered breezeway and carport between the main and guest home: a great place to have family gatherings and parties.
8. The walk-in pantry/utility room is a great place for an additional fridge and chest freezer.
9. Home can accommodate a 16 ft long dining table.
10. Amazing neighbors!

Utilities:

| | | Main+Shop | Guest | |
|-------------|--------------|------------------|--------------|-------------|
| 2022 | 1-Jul | 368 | 118 | 2022 |
| | 1-Jun | 231 | 83 | 2021 |
| | 1-May | 233 | 109 | 2021 |
| | 1-Apr | 339 | 133 | 2021 |
| | 1-Mar | 233 | 157 | 2021 |
| | 1-Feb | 192 | 186 | 2021 |
| | 1-Jan | 217 | 127 | 2021 |
| 2021 | 1-Dec | 390 | 151 | 2020 |
| | 1-Nov | 571 | 172 | 2020 |
| | 1-Oct | 596 | 91 | 2020 |
| | 1-Sep | 549 | 216 | 2020 |
| | 1-Aug | 537 | 228 | 2020 |
| | 1-Jul | 365 | 115 | 2020 |
| | 1-Jun | 299 | 107 | 2020 |

July 2021-April 2022 - no one lived there

| | | |
|-----------|-----------|--------------------------|
| 5120 | 1993 | Total for whole property |
| \$ 365.71 | \$ 142.36 | \$ 508.07 |