

# Special Features & Updates

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*15601 FM 2854 RD., MONTGOMERY, TX 77316*

## **Characteristics:**

- ❖ Year Built: **1997**
- ❖ Square Footage: **6,455 ft<sup>2</sup>**
- ❖ Bedrooms: **5/6**
- ❖ Full Baths: **5**
- ❖ Half Baths: **1**
- ❖ # Car Garage: **5**

## **Features & Updates:**

- ❖ Main home (5,412 ft<sup>2</sup>) is set up as 4 bedroom / 4.5 bath / 2 car attached garage with bedrooms (primary includes fireplace), study, formal dining room, living room with fireplace, kitchen, den with fireplace and utility room, downstairs.
- ❖ Upstairs, features a workout room, large entertainment area with fireplace, theatre room and full bathroom. The living room, den and entertainment area have amazing views of our 4-acre private lake and surrounding woods.
- ❖ Guest home (1,043 ft<sup>2</sup>) is set up as a fully functional 1 bedroom / 1 bath over a 3-car garage.
- ❖ Improvements also include a Venetian pool with Pebbletec® bottom, basketball court, large workshop, as well as a "Martha Stewart inspired" chicken coup and garden area.
- ❖ The home is perfectly laid out on 40 acres of heavily wooded land that provide the ultimate in privacy. The 4-acre stocked lake with an awesome bulkhead patio area, mature forest and multiple creeks coursing through the property offer a wide range of recreational activities such as fishing, hunting, hiking, and exploring.

# Additional Information

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## **Additional Information:**

- ❖ **HVAC** # of units: 4 Age of HVAC system: Various Date serviced: 2022
- ❖ **HOT WATER HEATER** # of units: 3 Age of Units: Various Gas or Electric: Propane
- ❖ **ROOF** Type: Metal Age of Roof: 26 yrs Previous Leaks: No
- ❖ **POOL/SPA** Date installed: 1998 Installer: Unknown Has it been resurfaced? Yes  
Date Resurfaced: 2022 Does the pool have heater? Yes Is it functional? Yes
- ❖ **TERMITES** Has the home ever been treated for termites? Yes  
If Treated, was it Preventative? Yes Is there a Warranty? Yes
- ❖ **FOUNDATION** Has foundation work been done? No
- ❖ **GENERATOR** Does your home have a generator? No
- ❖ **AVERAGE UTILITY COST** Electricity: \$700/mo Gas: \$300/mo Water: 2 Wells