

23980 Lakeview Way
Montgomery TX, 77316

2 sets of custom iron double gates on both sides of the driveway. 18' wide circle drive, with additional parking area for 2 vehicles (without blocking garage access)

Automatic sprinkler system (33 zones) covers entire property, including natural area by Creek.

70KW Whole Home (and separate building) generator with separate 1,000 gallon Propane Tank

2 propane tanks: 1 for home – 1,000 gallons, 1 for generator – 1,000 gallons

Wolf 6 burner Range with griddle and gas char broiler and double ovens

Viking Built-in Fridge/Freezer

Uline Wine Chiller

Pot Filler

2 Dishwashers (2023)

2 gas fireplaces – Master and Family room

Under cabinet lighting in Kitchen and Laundry room

Built-ins in Family, Master, Master Bath, Media Room, Mud room, Office, Flex Space, and 3 secondary Bedrooms,

Backlit onyx in Master on tub surround and countertops

Automated blinds in Family, Dining Room, Master, Media and Office

Nightlights at stairs

Dual staircases – custom iron banisters and railings

Laundry room with cabinets, sink, window, built-ins, space for fridge with water

Large Master closet with large center island with storage drawers, built-ins, and additional clothing storage pull-down racks

Large secondary closets

2 guest bedrooms down

Speakers in Kitchen, Family, Master, Master Sitting, secondary bedroom down, Media Room, Office, Flex Space, Patio

4 outdoor wired cameras

12 indoor wired cameras

TV Mounting brackets in Family, Media, Flex Space, Master Sitting, Master Bath, Office, Patio, and all secondary bedrooms

3 car oversized garage (2 garage door openers)

Whole home water filtration system

Landscape lighting (front, back, secondary building)

Large capacity well & public water/Aerobic Septic (pumped in 2022)

Heated floor in Master Bath

Air Conditioning/Heating

2 New Carrier variable Speed AC and Furnace (2022) – Down Stairs Main, and Upstairs Main

New American Standard 2 ton, 14 seer condensing unit and evaporation coil (2019) – Master Unit

New AC/Furnace unit (2014) – flex space

Roofing

Roof 30 year composite shingles installed in 2018

Building

24x40 and 15x30 foundation with additional lean to 15X24, loft space 12x24

Epoxy flooring

2 wired ring cameras

Plumbing Stub out for Shower, Toilet, Sink

AC/Furnace 4 ton - 2020

Neighborhood Amenities

Gated access, 14 acre stocked private lake with fishing pier, tennis courts, covered pavilion with basketball court and restrooms, indoor and outdoor riding arenas, community room located in indoor riding arena

EXCLUSIONS:

Lonestar Beer sign in Building

Eat sign in Building

Yellow hanging light on building patio