

11621 PRINCESS MARGARET CT.  
MONTGOMERY, TX 77356

LIST OF FEATURES, IMPROVEMENTS AND UPGRADES

INTERIOR:

- One story home with approximately 3582 sq feet
- 4 bedrooms, executive study, gameroom/flex room, formal dining, breakfast room with desk area & primary bedroom with sitting area
- 4-1/2 baths
- Trane HVAC System (2)
- New Water Softener 2018
- Central Vac System
- Vaulted ceilings with oak ceiling beams
- Solid wood nail down oak flooring
- Wainscoting in dining room
- Upgraded lighting fixtures
- LED lighting throughout
- Custom cabinets throughout
- 5.1 surround in family room
- Custom stone fireplace with oak mantle
- Pre-wired for sound in most rooms
- Custom built-ins in study.
- Tiled floors in front bedroom
- Computer desk in playroom/flex room
- Granite counter tops, sink and cabinets in laundry room
- Mud bench

KITCHEN:

- Bosch stainless steel gas cook top
- Bosch Double ovens (one is convection)
- Bosch Microwave & dishwasher
- Large island
- Instant Hot Water
- Custom cabinets with an abundance of storage
- Granite counter tops
- Built-in desk area off breakfast room

BEDROOMS & BATHROOMS:

- Large primary bedroom with sitting room
- Cove lighting in primary bedroom and bathroom
- Granite counter tops, gorgeous tile & framed mirrors in all bathrooms
- Frameless shower enclosures in primary bathroom & guest bathrooms
- Stone backsplash in all bathrooms
- Rain & standard head in primary shower
- Ladies vanity in primary bathroom
- Built-in dresser and seasonal rods in primary closet
- Oversized secondary bedroom w/recessed bookshelves
- Walk-in shower guest bath

GARAGE:

- Epoxy floors
- Cabinets, workbench and sink
- Decker attic storage

EXTERIOR:

- Heated Pool & spa with sundeck 2018
- Water Features
- Fiber Optic Lights - Pool lights feature a variety of themes
- Pool controlled by Pentair Screen Logic App on phone
- New Polaris 2022
- Fire pit 2018
- 20' X 30' Barn with electricity installed 2018. Inside is sheet-rocked. Water is outside at front right corner.
- Ranch fence added in rear of property. Approximately 50 ft buffer behind ranch fence is part of property. There is a wire fence behind 50 ft buffer at property line
- Whole house surge protector
- Added gutters around entire home
- Sprinkler System added to include front, side & backyard System checked and serviced April 2023
- Security System – added surveillance cameras all around exterior of home and can be monitored from app on phone
- Ring doorbell
- Stone elevation with 16' pitch roof
- Extensive landscaping
- Exterior flood lights
- Beadboard ceilings porch & patio
- Huge covered back patio
- Built-in outdoor grill & outdoor refrigerator under covered patio
- Septic tank cleaned out April 2023