

# Highlights and Upgrades

**11335 Twain Dr.**

**Montgomery TX 77356**

## Highlights:

- Three Story Home with additional Living Space complete with second kitchen and living area. Amazing views from all three floors!
- Plenty of outside living space to enjoy nature and scenic views of Lake Conroe.
- Tons of Storage and Closet Space
- Section 5 has its own Area Pool in addition to Walden Yacht Club Pool and Breakwater Grille
- Boat Dock/Slip
- 3 Central Heating Units
- 3 Central AC Units
- 3 Water Heaters
- Sprinkler System front and Side Yard
- Never Flooded
- SJRA fees \$ Call SJRA San Jacinto River Authority
  - [www.sjra.net](http://www.sjra.net)
  - 577 Dam Site Rd, Conroe, TX 77304
  - (936) 588-3111

## Upgrades:

- 2019
  - First Floor Air Handler Replaced
  - Water Heater Replaced
  - Condensers Replaced
- 2022
  - Balconies Repaired on Floors 2 and 3
  - French Doors Replaced on Floors 2 and 3
  - Paint on walls, trim and some doors, Floors 1 and 2
  - Refinished Wood Flooring 2<sup>nd</sup> Floor
  - Replaced some of the AC registers and returns