

## FEATURES LIST

**Elegant Waterfront Home  
Unique Location  
Backing Up To  
Lake Conroe  
And Park**



### **Exterior**

- **Brick with striking curb appeal**
- **Oversized corner lot on quiet street**
- **Separate entrance leads to Guest Quarters above garage**
- **Oversized 3-car garage with extensive driveway**
- **4 A/Cs (2 new-ish)**
- **Leaf filter gutter system**
- **2010 New roof and new bulkhead**
- **2018 New windows**
- **Screened porch**
- **Large, beautifully landscaped yard for entertaining**
- **Lots of room for pool or summer kitchen**
- **Slab on builder's piers**
- **Boat slip allowed (see Section 3 of Restrictions)**

**267 Sarasota Cir S | Montgomery, TX  
Bentwater Subdivision**

## **Interior**

- **Walls of windows (many are bay windows) provide gorgeous views of Lake Conroe and park directly behind the home**
- **High ceilings, beautiful crown molding**
- **Open floor plan for easy entertaining**
- **New wood flooring throughout the first floor**
- **Formal living room and dining room**
- **Family room has gas log fireplace with exit to screened porch**
- **Kitchen with:**
  - ❖ **Stainless steel GE monogram appliances (electric cooktop, double ovens, trash compactor, microwave)**
  - ❖ **Corian counter tops**
  - ❖ **Pull-out drawers and appliance garage**
  - ❖ **Extra sink in butler's pantry off the breakfast room**
  - ❖ **Desk notch for kitchen office**
- **Full bath off the utility room perfect for a pool bath**
- **Owner's retreat: bath remodeled in 2014, large walk-in shower, soaker tub, separate sinks, separate closets**

## Interior (continued)

### Second Floor

- **3 Bedrooms and 2 full baths**
- **Game room with pool table (included), wet bar and refrigerator**
- **Sunroom across the back of the second floor provides fantastic views (complete with HVAC system)**
- **Guest suite (above garage) complete with bedroom, closet, full bath, living area, kitchen (sink, refrigerator space). This space is accessible from the garage as well as the upstairs hallway**
- **Sunroom and Guest Suite square footage are not reflected with Appraisal District but are on MLS**

5 BDRM | 5 FULL 1 HALF BATHS | 2 STORY  
4,301 SQFT