



**31 Monterrey CT.
Montgomery, TX. 77356**

2,300 square foot three/four bedroom, three and one half bath home with integrated casita which is a separate living quarters or office suite.

Home Features:

- Spacious, open floor plan featuring travertine, wood and carpeted floors;
- Custom made baseboards, door surrounds, and fireplace mantels;
- Plaster wall finish throughout;
- Gas fireplaces in great room and primary bedroom suite;
- Site built custom cabinets throughout;
- Wet bar/kitchen area in casita/office;
- Waterfall shades in great room;
- Wood shutters in casita;
- Wood blinds in guest rooms;
- Granite countertops featuring waterfall edges on all countertops;
- Large kitchen island with built-in wine rack, trash bin and stainless farm style split sink;

- Premier built-in stainless Bosch appliances with 36" gas cooktop and 30" electric convection oven;
- 18' ceilings in entry foyer, kitchen, and great room;
- Crown moldings and baseboards throughout home;
- Tray ceiling in primary suite;
- Door in primary bedroom leads to oversized back patio;
- Decorator vessel sink in powder bath;
- Under mount sinks throughout;
- Elongated commodes with quick release, soft-close lids;
- Copper, pedestal tub and oversize shower in master bath;
- 8' doors throughout featuring barn doors in casita and primary suite;
- LED lighting throughout home featuring theater style dimmers in great room, dining area, master suite and patio;
- High efficiency HVAC filtration system with Google Nest Thermostat;
- Wrought iron chandeliers in foyer and dining area;
- Decorator chandeliers in kitchen and hallway
- Barrel ceiling leading to guest areas;
- Decorator fans and lights in all rooms;
- Lever type door handles in all rooms;
- River rock in all shower floors;

Exterior & Garage Features:

- Oversized, corner fully landscaped cul-de-sac lot;
- Full stucco and brick exterior;
- Fully guttered;
- Beautiful exterior lighting package with motion sensor lights;
- Electrical plugs in soffits for holiday lighting;

- Front-load, two car and golf cart garage featuring insulated doors;
- Fully insulated 571s.f. garage;
- Finished garage floor;
- Decked attic above garage;
- Stamped concrete front entryway;
- Oversized screened-in and covered patio with stamped concrete, featuring natural gas hookups, electrical and TV outlets;
- Completely fenced with six foot cedar fencing in backyard;
- Fully landscaped front and backyard;
- Front landscaping features moss rock landscape beds;
- Programable front and backyard sprinkler system;
- Oversized driveway can accommodate up to six automobiles;
- Double, solid wood exterior doors to main home;
- Private entrance solid wood door to casita;
- Custom cabinets in garage featuring stainless utility sink and granite countertops;
- On-demand HVAC in garage;
- Tankless, gas water heater;
- Prewired for whole home security and cable;
- High Speed 1-gig internet service available.