

Information and Upgrades for 204 Kings Lane Montgomery, TX 77356

EXTERIOR

- Gated Entry
- 2 Whole house tankless water heaters (natural gas)
- Generac whole house generator 38kw
- 2 - 50 amp RV hook ups
- 1 space for RV parking inside 50 x 40 shop
- Metal Roof
- Gutters with screens
- Pool/Spa with all new equipment (except for the filter housing)
- Catch a kid and leaf guard for pool
- 3.5 ton Trane unit for downstairs (4 years old)
- 3 ton Trane unit for upstairs (4 years old)
- 2 Water meters – 1 for pool and irrigation and 1 for living quarters
- Pelican water filtration system
- Custom Christmas lights with plugs in eaves of home
- Producing Peach trees
- Ambiance lighting around all of home and some trees
- Surround sound and wifi in shop
- Kids play gym
- 3+ acre community stocked lake (catch and release)

INTERIOR

- 2020 Total home remodel
- Plantation Shutters
- Motorized window treatments in Living room, Primar bedroom and toilet room
- 5 Star energy rated
- All televisions in home will stay
- All surround sound (HEOS system) and projector will stay
- Wifi boosters throughout home
- All pocket doors are 6”
- All showers have lights and exhaust fans

KITCHEN

- Under cabinet lighting
- Pot filler
- Double oven
- Commercial refrigerator/freezer
- Pull out spice cabinets