

7304 Washington Avenue Montgomery, TX 77316



Exterior Features & Amenities

- Private Gated Retreat on almost 2 acres
- Perfect for a Private Residence, Vacation Home or Vacation Rental
- Solar Powered Gate with Concrete Driveway
- Salt Water Pool with Rock waterfall and Spa. (Heater for spa is in garage ready to be hooked up)
- RV Hook-ups
- 2 HVAC Units, 1 for Primary Suite and 1 for the rest of the House
- Kitchen with Walk-In Pantry, Granite Countertops and “Easy Slide” Drawers
- Plantation Shutters
- Primary Bedroom is Spacious and will hold at least 5 single beds
- Primary Bathroom, Has an en-suite Bathroom and 1 Bathroom connected to the Pool
 - Large Jetted Bathtub and separate Shower, Double Sinks and Large Walk in Closet
 - Pool Bathroom with Shower (access to the outside and Primary Bedroom)
- All Bedroom have Remotes for Dimmers with LED, USB Ports and Ceiling Fans
- Bed #1 and #2 feature large Walk-in Closets and Connecting Bathroom with Tub/Shower
- Sunroom with 15 windows, 20x21, Ductless Air Conditioner Inverter split System w/Heat
- Studio - Garage has been converted to a Home Office (20x40)
 - Ductless Air Conditioner Inverter split System w/Heat
 - Separate Breaker Panel
 - Private Door Entrance
- USB ports
- Water Softener
- New Water Heater
- Carpet and Tile Flooring
- Irrigation Front and Side, Operates with an App
- Conventional Septic System
- 500 Gallon Propane Tank
- Detached 20x40 Garage
- Spray Radiant Barrier in Attic
- Montgomery ISD
- Convenient access to: Conroe, The Woodlands, Montgomery