

# Features List

12 Winterhaven Ln, MONTGOMERY, TX 77356

Interior	Exterior	Amenities
<ul style="list-style-type: none"> <li>• Bedrooms: 3 bedrooms (potential for 4 with study conversion)</li> <li>• Bathrooms: 2.5 bathrooms</li> <li>• <b>Secondary Bedrooms:</b></li> <li>• Spacious closets</li> <li>• Shared bathroom</li> </ul> <p><b>Kitchen:</b></p> <ul style="list-style-type: none"> <li>• Large island with 6-burner ZLINE cooktop</li> <li>• All ZLINE appliances</li> <li>• Quartz countertops</li> <li>• Ample cabinetry</li> <li>• Wine Fridge and Butlers pantry with good storage and countertops</li> </ul> <p><b>Floor Plan:</b></p> <ul style="list-style-type: none"> <li>• Open floor plan</li> <li>• Soaring vaulted ceilings</li> <li>• Exceptional trim work</li> <li>• Abundant windows for natural light</li> </ul> <p><b>Owner's Retreat:</b></p> <ul style="list-style-type: none"> <li>• Spa-like bath</li> <li>• Walk-in closet</li> <li>• <b>Study:</b> Can be converted to a fourth bedroom</li> </ul>	<p><b>Courtyard:</b></p> <ul style="list-style-type: none"> <li>• Ideal for year-round entertainment and potential pool</li> </ul> <p><b>Exterior:</b></p> <ul style="list-style-type: none"> <li>• Landscaped yard</li> <li>• Brick facade</li> <li>• New 7ft privacy fence</li> <li>• Garage:</li> <li>• Driveway access</li> <li>• Commercial grade epoxy floor</li> </ul> <p><b>Upgrades:</b></p> <ul style="list-style-type: none"> <li>• \$16k of plantation shutters</li> <li>• Custom floating shelves</li> <li>• Upgraded wrought iron front door</li> </ul>	<p><b>Accessible Amenities:</b></p> <ul style="list-style-type: none"> <li>• Country club</li> <li>• Three 18-hole golf courses</li> <li>• Yacht club</li> <li>• Sports club</li> <li>• Pools</li> <li>• Tennis</li> <li>• Pickleball</li> <li>• Dog park</li> <li>• 24-hour manned gate</li> <li>• Day Spa and Salon</li> </ul>



 3 bedroom

 2 & 1 Half bathroom

 2,432 Sqft.

## Contact Us

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