

# Features List


267 Sarasota Cir S Montgomery, TX 77356

Interior	Exterior	Kitchen
<ul style="list-style-type: none"> <li>Walls of windows (many are bay windows) provide gorgeous views of Lake Conroe and park directly behind the home</li> <li>High ceilings, beautiful crown molding</li> <li>Open floor plan for easy entertaining</li> <li>New wood flooring throughout the first floor</li> <li>Formal living room and dining room</li> <li>Family room has gas log fireplace with exit to screened porch</li> </ul> <p><b>Second Floor</b></p> <ul style="list-style-type: none"> <li>3 Bedrooms and 2 full baths</li> <li>Game room with pool table (included), wet bar and refrigerator</li> <li>Sunroom across the back of the second floor provides fantastic views (complete with HVAC system)</li> <li>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</li> <li>Sunroom and Guest Suite square footage are not reflected with Appraisal District but are on MLS</li> </ul>	<ul style="list-style-type: none"> <li>Brick with striking curb appeal</li> <li>Oversized corner lot on quiet street</li> <li>Separate entrance leads to Guest Quarters above garage</li> <li>Oversized 3-car garage with extensive driveway</li> <li>4 A/Cs (2 new)</li> <li>Leaf filter gutter system</li> <li>2010 New roof and new bulkhead</li> <li>2018 New windows</li> <li>Screened porch</li> <li>Large, beautifully landscaped yard for entertaining</li> <li>Lots of room for pool or summer kitchen</li> <li>Slab on builder's piers</li> <li>Boat slip allowed (see Section 3 of Restrictions)</li> </ul>	<p><b>Kitchen with:</b></p> <ul style="list-style-type: none"> <li>Stainless steel GE monogram appliances (electric cooktop, double ovens, trash compactor, microwave)</li> <li>Corian counter tops</li> <li>Pull-out drawers and appliance garage</li> <li>Extra sink in butler's pantry off the breakfast room</li> <li>Desk notch for kitchen office</li> <li>Full bath off the utility room perfect for a pool bath</li> </ul> <p><b>Owner's retreat:</b></p> <ul style="list-style-type: none"> <li>Bath remodeled in 2014, large walk-in shower, soaker tub, separate sinks, separate closets</li> </ul>

MLS # 33390673



 5 bedroom

 5 & 1 Half bathroom

 4,301 Sqft.

## Contact Us

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