

 **8995 Forest Lake Dr**
Montgomery, TX 77316

INTERIOR

- Office
- Dining Room
- Hidden Storage Room
- Ceramic Tiled Floors
- Tall Ceilings
- Neutral Colors
- Coffered Ceilings in the Bedrooms
- Ensuite Bedrooms

LIVING ROOM

- Gas Fireplace with Wood Like Framing Design
- Solid Wood Beams (2021)
- Custom Built-Ins

KITCHEN

- Open to the Living Room
- Granite Countertops
- Island
- Breakfast Bar Seating
- Ice Maker
- Breakfast Nook
- Walk-in Pantry
- Mudroom
- Expansive Laundry Area with Folding Counter

WORK SHOP

- 30X50
- 1,500 Sq/Ft
- 2 Bays
- Private Double Wide Driveway

EXTERIOR

- Roof (2020)
- HVAC (2023 Main House, 2 Condensers)
- R49 blow-in fiberglass Insulation within the attic (2023)
- Exterior Fence Around Entire Property (2023)
- Corner Lot

POOL AREA

- Salt Water Pool
- Beach Entry Pool w/Splash pad, Spa and Rock Waterfall
- 2 Covered Patios
- Gazebo with Gas Grill

GUEST HOUSE

- 916 Sq. Ft
- 2 Bedrooms
- 1 Bath
- Laundry Room
- Wood Laminate Flooring
- Wrap Around Covered Porch
- Attached Porte Cochere
- Living Room
- Full Kitchen w/Breakfast Nook
- Instant Hot Water Heater