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MONTGOMERY, TX 77356



BEAUTIFUL HOME ON DOUBLE LOTS
ON WALDEN GOLF COURSE









HIGHLIGHTS

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- Single Story Custom Home – Modernized - 3 BR / 3BA.
 - Sits on two over-sized lots totaling over ½ acre in size on the golf course in Walden @ hole #4
 - Panoramic view of the Golf course at the rear and side of the home
 - 10-foot Ceilings throughout living areas, Office, & Primary Bedroom
 - Trayed ceiling in Primary Bedroom
 - Six-inch (6”) baseboard molding
 - Triple crown molding throughout the home
 - Custom electric window shades in the Living room & Dining room
 - Window shades in the remainder of the home are Top Down/Bottom Up – Blackout shades.
 - Tile & Hardwood throughout. No carpeting
 - Ceiling fans in every room
 - Electrical floor outlets in the Office & Living room.
 - 3 Bedrooms, 3 Full Bathrooms
 - Surround sound in the Living room with in-ceiling speakers.
 - In-ceiling speakers in all rooms with individual volume control, including the Patio.












OFFICE / STUDY

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- Arched windows that provide a view through the house and outside to the Golf course
 - Built-in shelves and storage drawers
 - Floor outlets for electrical & cable/modem/telephone connections



PRIMARY BATHROOM

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- Italian Bowl sinks
 - Quartz countertops
 - Oversized Jacuzzi tub
 - Cultured Granite in Shower
 - Rain Glass in Shower
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SECONDARY BATHROOMS



- Italian Bowl Sinks
- Quartz Countertops
- Clear Glass tun enclosures



KITCHEN



- Custom kitchen cabinetry
- Built-in Appliances – Bosch Cook-top and Oven
- French Door Refrigerator
- Built-in Spice Rack Above Refrigerator
- Trash Compactor
- Copper kitchen sink
- All kitchen cabinets have pull-out drawers including under the sink.
- Under cabinet lighting
- Walk-in pantry



EXTERIOR / UTILITIES



- 15' x 15' Covered Patio with ceiling fan and motorized retractable screens
- The attic is partially floored.
- Sprinkler System
- Roof replaced in 2019.
- HVAC replaced in 2022.
- New Water Softener 2023.
- Propane connection for fireplace
- Home is plumbed for natural gas connection. Just needs to be connected to the service on the street.
- Water heater with 12-year warranty
- 4-foot Wrought Iron fence along Golf course



GARAGE



- 3 Car oversized garage.
- Polyurethane & Polyaspartic Flooring
- Built-in closet
- Utility sink





OTHER AMENITIES



- Community pool – located at the Yacht Club with lake views.
- Fitness Center
- Tennis Courts



RESTAURANTS & SHOPPING IN THE COMMUNITY



- Café on the Green – 1 mile
- Walden Yacht Club – 3 miles
- Breakwater Grill (sports bar) – 3 miles
- Bertha's – 2 miles
- Gas / Convenience Store – 1 ½ miles
- Liquor Store – 1 ½ miles

