

Nicholson Grand Harbor Home Features and Notes

2 August 2024

BASIC FEATURES

- Address: 11622 North Grand Pine Circle, Montgomery TX 77356
- 2740 square feet living space
- 0.67 acre lot
- On lake with full view of water.
- Year built 2019
- Single story
- 3-bedroom, 2 1/2 bath
- Large kitchen
- Living room w/gas fireplace
- Formal Dining room
- Study/Office
- Laundry room with gas hook up for dryer, plus storage and clothes rack.
- Storage room
- Extended Length 2-car garage (Intended to garage moderate-size boat)
- Two-car carport.
- Swimming Pool
- Large covered patio w/built-in gas grill & outdoor refrigerator

TECHNICAL DETAILS

- Whole-house water conditioning system from Alamo water (installed 2023)
 - Large 20" pleated filter for filtering out sand and solids.
 - Carbon filter media in top of large tank to filter out chlorine and other impurities and chemicals
 - Water softener
 - Vortex flow arrangement in tank to reduce media "tunneling" and reduce system service needs.
 - Results in water that is clean and refreshing, like a mountain spring. True drinking water quality at all taps in the home.
- 2x6 Insulated walls for staying cool in the summer and warm in the winter
- High ceilings throughout (up to 12 feet)
- Double-pane energy efficient windows
- Quality wood plantation shutters on all windows
- High quality ceramic tile simulated wood floor for high durability.
- High-strength concrete house slab and driveway.
- Double-wide driveway
- High quality Certain-Teed Shingles with Class 3 Impact resistance. Replaced September 2022.
- Leaf-guard gutters
- Solid steel front door
- Modern-style brick siding plus durable Hardi-board

- Durable Quartz Counter tops
- Dual Efficient Air conditioning system (one for main living area, separate A/C for master suite).
- Natural Gas heating
- Ceiling fans throughout including patio.
- Swimming pool can be controlled remotely via the iAquaLink app.
- Swimming pool has automatic chlorinator plus large-capacity 4-element filter and variable speed pump.
- Concrete lined drainage ditch routes storm water away from home and into lake. POA is responsible for maintenance of the ditch.
- Front yard has buried french drain under lowest part of front lawn to route water under driveway and into ditch.
- Aerobic Septic system with options for either spray or drip wastewater distribution in front lawn. Continuous service air pump replaced 2023 (5 year expected life).
- Installed Vivint alarm system, ready-to-be-activated. Includes cameras, door sensors, window sensors and doorbell.
- Annual POA fee \$1500.

KITCHEN DETAILS

- Gas cook top (natural gas)
- Electric oven
- Built-in microwave.
- Delta Touch2O touch-activated kitchen faucet
- Garbage disposal
- 3-rack GE dishwasher, quiet.
- Large pantry

MASTER SUITE DETAILS

- Large master bedroom
- Large master bathroom with glass-enclosed shower and separate bathtub
- Tile shower stall
- Dual sinks & mirrors
- Very large master closet with plenty of space for clothes and shoes.
- TV hook up

BEDROOMS AND ADDITIONAL BATHS

- Extra large bedrooms with large closets
- Large full bath with tile shower-bathtub stall
- Large bathtub
- Half bath has sink and toilet, off of living room with easy access from back patio and pool.

SPECIAL HIGHLIGHTS

- Great location inside gated quiet Grand Harbor community.
- Beautiful lake view while enjoying the patio and the swimming pool.
- Close to all Montgomery schools with bus service one-block away.
- Close to shopping and restaurants.
- Large front yard with grass, watered in part by aerobic septic waste water that helps keep water bill down.
- Newly landscaped front yard with deer-resistant plants and pre-planned colors.
- Automatic watering system for lawn and landscape beds (8 zones), keeps yard green!
- Fully fenced back yard to keep pets in.
- Wild life includes deer with fawns, white egrets fishing, gray herons, Mexican whistling ducks, family of Egyptian geese (new set of chicks each year), turtles, fish in the lake, beautiful song birds, and many more for enjoyment.
- Swimming pool has three waterfalls, plus in-pool multi-color lighting.

UTILITIES

- Electricity- Entergy
- Natural Gas- Centerpoint Energy
- Water- Blue Topaz Utilities
- Sewer- on-property aerobic septic system
- Garbage- Texas Pride Disposal
- Internet- Tachus Fiber Optic Internet (top rated service, extremely fast with up to 5GB per second speed may be available)
- Good cellular reception