



TOP 10 THINGS WE LOVE ABOUT OUR PROPERTY

Property Address: 310 Scenic Lake Court, Montgomery, Texas, 77316

1. Quiet Neighborhood
2. Privacy with Large Lot & Mature Trees
3. Deer & Wildlife
4. Gated Community & Safety
5. Quick Access to Woodforest, Pine Market & The Woodlands
6. Quick Access to Hwy 45 & Lake Conroe
7. Whole Home Generator
8. All New Appliances & Mechanicals
9. Cul-de-sac Location
10. No MUD taxes & Low Tax Rate



AGE OF MECHANICALS

Property Address: 310 Scenic Lake Court, Montgomery, Texas, 77316

MECHANICALS	APPROXIMATE AGE
A/C #1	3.5 Years
A/C #2	3.5 Years
A/C #3	N/A
WATER HEATER #1	2022
WATER HEATER #2	N/A
WATER HEATER #3	N/A
WATER SOFTENER (IF APPLICABLE)	2023
FURNACE #1	3.5 Years
FURNACE #2	3.5 Years
FURNACE #3	N/A
OVEN(S)	2024
COOKTOP	2024
DISHWASHER	2018
MICROWAVE	2023
REFRIGERATOR	2024
POOL PUMP	N/A
POOL FILTER ASSEMBLY	N/A
POOL HEATER	N/A
POOL PLASTER	N/A



UTILITY INFORMATION

Property Address: 310 Scenic Lake Court, Montgomery, Texas, 77316

UTILITY	MONTHLY AVG.
ELECTRIC/WATER	\$210-\$290
GAS	\$62-\$190
SEWER	Aerobic