

Features List

36 WINTHROP HARBOR, MONTGOMERY, TX 77356

PROPERTY OVERVIEW

- 2,793 SQ FT LIVING SPACE
- 699 SQ FT ADDITIONAL: 468 SQ FT A/C GARAGE + 231 SQ FT A/C LOFT
- LOT: 5,937 SQ FT
- BUILDER: MGB HOMES
- CUSTOM-BUILT, ONE-OF-A-KIND DESIGN (SITE-SPECIFIC ARCHITECTURE)

LAYOUT & DESIGN

- 3 BEDROOMS
- 3 FULL BATHS + 1 HALF BATH
- PRIMARY SUITE DOWNSTAIRS
- 2 UPSTAIRS BEDROOMS, EACH WITH PRIVATE BATH AND CLOSET
- UPSTAIRS FLEX ROOM / MULTIPURPOSE SPACE
- OPEN-CONCEPT LIVING WITH FOYER ENTRY
- DESIGNED FOR FULL FIRST-FLOOR LIVING
- GREAT VIEWS FROM LIVING ROOM AND ALL BEDROOMS

LOCATION HIGHLIGHTS

- GOLF COURSE LOT NEAR TEE BOX
- VIEWS OF GOLF COURSE
- CLOSE TO NEIGHBORHOOD ENTRANCE
- QUICK ACCESS TO BOAT LAUNCH
- MANAGEABLE GARDEN (LOW MAINTENANCE)
- OUTDOOR DECK

CONSTRUCTION & STRUCTURAL QUALITY

- 6" FRAMING THROUGHOUT ENTIRE HOME
- 6" EXTERIOR WALL INSULATION (R-19)
- SPRAY FOAM INSULATION IN ROOF
- LEVEL 4 FLOAT SMOOTH WALL FINISH
- POLISHED STUCCO EXTERIOR FINISH
- METAL WINDOW FRAME ACCENTS

INTERIOR FINISHES

- CUSTOM CARPENTRY THROUGHOUT
- SOLID KNOTTY ALDER WOOD DOORS
- KNOTTY ALDER NATURAL WOOD ACCENTS
- WOOD BEAM FEATURES
- WOOD LATTICE DETAILS
- 100% WATERPROOF FLOORING THROUGHOUT



3
Bedroom



3 and 1 half
Bathroom



2,793
Sqft.

Contact Us

Telephone
936-718-7997

Email
gaye@TheWatkinsTeamTX.com

Website
www.TheWatkinsTeamTX.com

Features List

36 WINTHROP HARBOR, MONTGOMERY, TX 77356

KITCHEN FEATURES

- PREMIUM GRANITE COUNTERTOPS
- 48" RANGE
- FORNO MATCHING APPLIANCES
- REFRIGERATOR INCLUDED
- 33" APRON-FRONT, 16-GAUGE BLACK STAINLESS STEEL SINK
- SINK ACCESSORIES INCLUDED
- POWER 900 SERIES ¾ HP GARBAGE DISPOSAL

BATHROOMS

- SOLID RESIN FREESTANDING TUB
- RAINFALL SHOWERS
- HIGH-END, MODERN FINISHES

SPECIAL FEATURES

- GRAND FLOATING STAIRCASE (CUSTOM METAL & WOOD)
- DESIGNER LIGHTING PLAN (NOT STANDARD RECESSED ONLY)
- HAND-SELECTED LIGHT FIXTURES THROUGHOUT
- UNIQUE ARCHITECTURAL ELEMENTS AND DETAILING

GARAGE & BONUS SPACE

- 468 SQ FT A/C GARAGE
- 231 SQ FT A/C MULTIPURPOSE LOFT
- IDEAL FOR GYM, OFFICE, STUDIO, OR GUEST OVERFLOW



3
Bedroom



3 and 1 half
Bathroom



2,793
Sqft.

Contact Us

Telephone
936-718-7997

Email
gaye@TheWatkinsTeamTX.com

Website
www.TheWatkinsTeamTX.com