

Michelle Marek
— TEAM —

MICHELLE MAREK

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COMPASS

FAVORITE THINGS YOU HAVE ENJOYED ABOUT YOUR HOME AND COMMUNITY

Address: 3930 Knollcrest Drive, Montgomery, Texas, 77356

- Easy! Quick drive from Houston for a relaxing, maintenance free getaway, easy for kids to come / go.
- Hanging out and bbq'ing on the back deck - plenty of room for lots of friends, games and conversations
- July 4th - everyone is in or watches the parade, we even won! best spot on the lake to watch fireworks
- Went thru 3 boats and 4 jet skis - easy to keep at the marina and dock at our house while there
- Fishing off the backyard dock - always catch something
- float, kayak and paddleboard times in our quiet part of the lake - not much boat traffic to worry about
- lots of green space in the back yard to spread out - cornhole, horseshoes, ez-ups, volleyball
- Close to Breakwater grill, yacht club, dog park, gym/pickleball/tennis, golf course - great paths to walk
- Watching bald eagles, squirrels, geese, duck, deer from our back deck
- Nice mix of retirement community, young families, second vacation home and air bnb guests
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HOME DETAILS OF: 3930 Knollcrest Drive, Montgomery, Texas, 77356

AGE OF THE FOLLOWING ITEMS IN THE HOME

A/C	UNIT 1: <input type="text" value="2022"/>	UNIT 2: <input type="text"/>	UNIT 3: <input type="text"/>
WATER HEATER	UNIT 1: <input type="text" value="2024"/>	UNIT 2: <input type="text"/>	
HEATER/FURNACE	same as a/c		
DISHWASHER	15		
STOVE/OVEN	15		
CARPET	15		
OTHER FLOORING	wood - 15; tile in indoor patio and kitchen - 5		
ROOF	15		
INTERIOR PAINT	5		
EXTERIOR PAINT	2		
POOL/POOL EQUIPMENT/SPA	n/a		

AVERAGE MONTHLY UTILITIES

	HIGH	LOW	AVERAGE
ELECTRICITY	100	300	250
GAS	n/a		
WATER	100	80	90
TOTAL MONTHLY AVERAGE			