

# Property Highlights – 8987 Grand Lake Estates, Montgomery, TX

## Property Highlights

- 16.92 Total Acres (4.64 Acres homesite + 12.28 Acres unrestricted reserve)
- 12.28 Acres unrestricted reserve = minimal taxes and no HOA fees for that portion
- Located in Gated Golf Course Community with privacy and natural beauty
- Secluded setting – property backs to pasture area and then unrestricted reserve
- 4 Spring-Fed Ponds + Year-Round Creek (bass, catfish, crappie, & perch)
- Abundant Wildlife (Deer, Ducks, Geese, beaver, etc.) with wood duck breeder boxes
  - Breeder boxes hatch out over 100 wood ducks annually
- Trails throughout property
- Partially fenced with wooded areas for privacy
- (2) Additional covered areas with water & electricity
- Covered - 50-amp RV hookup with water & sewer
- Underground invisible fence in front and back yard
- Sprinkler system covering front, back, and sides

## Home Features

- 5 Bedrooms + Study/Office | 3.5 Bathrooms (additional ½ bath in climate controlled detached garage)
- 4 car garage (1-attached, 1-detached, with drive thru Porte Cochere)
- Custom Built Home elevated approx. 20' above closest floodplain
- Structural industrial grade engineered foundation with over 100 cubic yards of concrete
- Structural engineered framing plan
- House exterior walls with spray foam insulation + attic R-30 blown insulation
- Detached garage spray foam throughout
- Arc fault circuitry throughout
- Double-pane Low-E windows + 30-year architectural roof

- 4475 square foot home
- Whole house generator, water softener & filtration system
- Tankless water heater + PEX plumbing system
- Whole house vacuum system (including both garages)
- 3 A/C units (16 SEER) + mini split system in detached garage
- Septic, well (1 HP motor), city water, and gas
- Oversized sewer system with exterior cleanouts for access
- All open spans supported by large, engineered laminate beams
- Exterior walls-2x6 studs, treated plywood along bottom of home
- Custom stacked stone exterior
- Gas home – hot water heater, dryer (with electric option), heater, BBQ area, and stove (2-additional gas connections on back porch)

## **Interior Highlights**

- Open concept layout with 20' ceilings in living room and 10' ceilings throughout 1<sup>st</sup> floor
- 9-foot ceilings upstairs
- Two living areas + upstairs open to family room below
- A galore of cabinets throughout the home
- Chef's kitchen with quartz (Caesarstone), large island & abundant storage
- Large walk-in pantry (fits additional refrigerator – included)
- Butler's pantry / buffet area for entertaining
- Grotto/Wine bar with wine fridge (included) Built-in nugget ice machine
- Study/office with custom built-ins and large closet
- Spacious mud room and large laundry room
- Two laundry rooms (upstairs & downstairs) – washer/dryer included in both areas
- Electric shades in main areas + custom window treatments throughout
- Custom closet system in primary closet (stays with home)
- Secure gun closet located within primary closet area (safe doesn't stay)
- Built-in dressers in all closets

- Gas or wood-burning fireplace – logs stay
- 1<sup>st</sup> floor weathered wood stamped/stained concrete
- 2<sup>nd</sup> floor is stained tongue and groove
- Front and back porch wood stamped/stained concrete
- Custom Cat Bathroom area in downstairs laundry room accessible from garage (Cat Genie)

## **Bedroom Layout**

- Primary suite with soaking tub, walk-in shower, dual vanities & large custom closet
- Downstairs guest suite with ensuite bath, walk-in closet + hidden play area and loft
- Upstairs: 3 bedrooms + Jack & Jill bath
- Half bath with interior and pool access (ideal pool bath)

## **Outdoor & Entertaining**

- Custom chlorine pool & spa with 9 ft deep end
- Stamped concrete front & back patios
- Custom Outdoor kitchen + additional gas connections
- Rear patio roll-down shades stay with home
- Oversized backyard entertainment space (over 900 sq. ft. covered)

## **Garage / Shop**

- Attached garage (26x27) with 10' ceilings and double insulated 20x8-foot garage door
- Detached garage/shop (23x31) with 10' ceilings and double insulated 18x8-foot garage door
- Detached is Climate controlled with spray foam insulation + mini split
- Detached has Half bath + climate-controlled storage above
- Detached has Compressor & electric hose reels included
- Shelving included in both garages
- 50 Amp RV hookup with water and sewer at rear of home

## Items Staying / Exclusions / Negotiable

- Stays: Kitchen refrigerator; Wine fridge; Washer & dryer sets (upstairs & downstairs); TVs; Fireplace logs; Garage shelving, compressor, electric hose reels; Deer feeders, fish feeders, duck boxes, 2 boats other than yellow
- Negotiable: Dog kennels; Pantry refrigerator/freezer; Garage freezer; Patio furniture; Black cabinet in main living area;

Additional furnishings in the home (may be negotiated with offer)

- Exclusions: Safe in primary closet and shop; Workbenches & toolboxes; Master bedroom dressers; both kid room beds; yellow boat goes with seller

## Room Measurements

- Primary Suite: 15.4 x 18.8
- Primary Closet: 28.2 x 8.10
- Primary Bath: 18.6 x 12.10
- Bedroom 2: 12.4 x 13
- Bedroom 3: 14.4 x 12.4
- Bedroom 4: 12.2 x 11.2
- Bedroom 5: 13.10 x 12.10
- Study/Office: 12.6 x 12.10
- Main Family Room: 26.2 x 19.8
- Second Family Room: 14.4 x 18.4
- Dining: 19.4 x 12
- Kitchen: 12.0 x 17.5
- Butler/Kitchen Service/Entertainment Area: 17.5 x 5.10
- Pantry: 8.10 x 9.8
- Laundry Room (Upstairs) 6 x 7.10
- Laundry Room (Downstairs): 11.9 x 9.4

## **Agent Disclaimer**

- All information provided is not guaranteed; buyer and buyer's agent to independently verify all details including measurements, acreage, utilities, restrictions, taxes, and flood zone.

\*\*2 hour showing notice