

6918 Comanche Bend

6918 Comanche Bend, Montgomery, Texas 77316

A detailed buyer features sheet highlighting lifestyle, construction quality, systems, technology, and custom design details throughout this Morning Star Builders estate.

Property, Setting & Community

- ◆ 1.863-acre WATERFRONT homesite in High Meadow Estates
- ◆ NO MUD TAX – Low Tax Rate
- ◆ Private Lake to property owners on the lake, stocked with many varieties of fish like BIG MOUTH BASS!
- ◆ Located on a cul-de-sac street
- ◆ Landscaped front yard for enhanced curb appeal
- ◆ Completely enclosed large courtyard, ideal for keeping track of kids, pets, and guests while entertaining
- ◆ Outdoor security lighting for additional visibility
- ◆ Neighborhood amenities include large pool, tennis courts, playground, walking trails, clubhouse, and recreational facilities
- ◆ Convenient access to Magnolia, Lake Conroe, The Woodlands, and Montgomery area amenities while retaining a private estate setting.

Custom Build & Design Identity

- ◆ Custom built in 2015 by Morning Star Builders, LTD
- ◆ Architectural design by Wyrick Residential Design
- ◆ Craftsman-style custom residence with free-standing design
- ◆ Designed with multiple gathering zones, guest flexibility, indoor-outdoor living, and engineered build quality
- ◆ Separate casita provides flexible use for guests, multigenerational living, private office, studio, or retreat

Foundation, Site Work & Structural Preparation

- ◆ Post-tension slab foundation engineered per soil report and engineer design
- ◆ Builder-provided soil report, survey, and engineering review prior to construction
- ◆ Foundation and building pad prepared per engineering requirements
- ◆ 3,000 PSI concrete noted in builder specifications
- ◆ Foundation includes form survey and third-party inspection prior to pour.

Framing, Sheathing & Structural Materials

- ◆ 2x6 exterior wall construction using Douglas Fir or equivalent structural material
- ◆ Interior wall construction noted as 2x4 studs unless otherwise noted on plans
- ◆ Treated sole plates with sill seal
- ◆ Exterior sheathing system with 7/16 inch OSB and treated CDX plywood at specified areas
- ◆ Exterior wrap / Tyvek-style weather barrier included
- ◆ Termite treatment applied on slab up the wall approximately 18 inches

- ◆ Windstorm requirements followed per specifications
- ◆ Blocking included for grab bars in shower and commode areas per request.
- ◆ Third-party inspection prior to sheetrock.

Roofing & Exterior

- ◆ GAF high-definition roofing system with GAF Ridge Cap in Weathered Wood
- ◆ 7/16 inch OSB roof decking with clips
- ◆ 15 lb felt underlayment
- ◆ 20 inch valley metal and closed valleys with metal flashing
- ◆ Metal drip edge and lead roof jacks
- ◆ Brick and stone exterior
- ◆ Expansion joints included per exterior masonry specifications
- ◆ James Hardie or equivalent cornice materials
- ◆ Treated garage door trim and stained tongue-and-groove porch ceilings
- ◆ Exterior doors include iron front door and fiberglass exterior doors with jamb savers

Windows, Insulation & Energy Efficiency

- ◆ Spray foam insulation in attic and exterior walls over conditioned spaces.
- ◆ Spray foam on roof decking in attic areas
- ◆ Low-E double-pane insulated vinyl windows
- ◆ Radiant Attic Barrier
- ◆ Combination of spray foam, Low-E windows, and zoned HVAC

HVAC, Comfort & Air Quality

- ◆ Lennox 4-zoned HVAC system
- ◆ Separate primary suite HVAC zone for comfort control
- ◆ Natural gas furnace system
- ◆ Media filters and return air in all bedrooms
- ◆ Programmable thermostats
- ◆ Flexible duct with foil R-6 rating noted in specifications
- ◆ Ultra-quiet exhaust fans in primary and powder baths

Plumbing, Water & Gas Systems

- ◆ Home water softener system / water softener loop plan included
- ◆ Private well for irrigation
- ◆ PEX plumbing system with manifold distribution
- ◆ Schedule 40 PVC vent, waste, and drain piping
- ◆ Black iron steel gas pipe
- ◆ Two tankless gas water heaters with recirculation pump
- ◆ Natural gas service to fireplace, gas range, outdoor grill, water heater, furnace locations, and gas dryer connection

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- ◆ Insulated pipes in exterior walls and exposed attic areas
- ◆ All showers have tile pans
- ◆ Plumbing fixture – higher end selection

Electrical, Security & Structured Wiring

- ◆ Whole-house generator with automatic transfer
- ◆ EV Charging in garage
- ◆ 250 amp underground electrical service noted in builder specifications
- ◆ Copper wiring throughout home
- ◆ Recessed cans and three floor plugs
- ◆ Tamper-proof plugs plus GFCI and AFI protection per code
- ◆ All operable openings contacted as part of security system and structured wiring package
- ◆ Keypads in primary bedroom and garage entry
- ◆ Security, media, camera prewire, and control infrastructure

Smart Home, Audio & Media Technology

- ◆ Whole-house automation system with distributed audio/visual system
- ◆ Media room with Dolby Atmos system and 13 speakers
- ◆ Control system and HDMI matrix / source control infrastructure
- ◆ Multiple room speaker zones, including family room, media room, primary bedroom, bath areas, dining, kitchen, breakfast, porch, and courtyard areas per technology selections
- ◆ Prewire infrastructure for cameras, gate / door entry, garage control sensors, motion preview, and volume control locations
- ◆ Centralized equipment rack / power support in upstairs closet
- ◆ Pre-wired CAT5/CAT6-style infrastructure for data, media, and control systems

Kitchen, Service Kitchen & Appliance Features

- ◆ All Thermador stainless steel professional-grade appliances – Gourmet Kitchen!
- ◆ Thermador 8-burner range with steam oven, conventional oven, and warming drawer
- ◆ Second kitchen adjacent to primary kitchen, ideal for large groups, entertaining, catering prep, and holiday gatherings.
- ◆ Service kitchen and butler pantry provide additional prep, storage, and hosting functionality.
- ◆ Custom kitchen soft close cabinetry
- ◆ Combination of leather look upgraded granite, marble, quartz countertops noted for kitchen, bathroom vanities, butlers, and bar
- ◆ Under-cabinet lighting included in kitchen, service kitchen, and utility areas
- ◆ Decorative backsplash areas noted in kitchen / butler / service spaces.

Architectural Interior Details

- ◆ Exquisite light fixtures throughout the home.
- ◆ Hand cut brick groin ceilings in the entry and dining room
- ◆ Custom crown molding
- ◆ Custom trim and millwork, including baseboards and interior casing
- ◆ Door casing, baseboards, and window trim specified in paint-grade pine / MDF materials
- ◆ Semi-gloss latex paint exterior and Sherwin Williams paint throughout interior selections.
- ◆ Ceiling texture noted as Stomp and Drag
- ◆ Combination flooring including wood, tile, and luxury carpet

Living Spaces & Flex Rooms

- ◆ Family room with fireplace
- ◆ Courtyard with fireplace
- ◆ Media room designed for full theater experience with Dolby Atmos audio system.
- ◆ Game room or media / flexible recreation space.
- ◆ Dedicated study with extensive millwork and built-ins
- ◆ Formal dining room with wood floors, groin ceiling, and decorative lighting
- ◆ Powder room with custom cabinetry, decorative lighting, and upgraded finishes
- ◆ Pantry, equipment closet, utility room, and additional storage areas

Primary Suite & Bath Details

- ◆ Private primary suite with wood flooring and custom ceiling / lighting
- ◆ Primary bath with tile flooring, custom cabinetry, and extensive bath fixtures
- ◆ Primary bath includes multiple vanities / sinks, freestanding soaking tub, shower heads, hand-held fixture, and rain shower head
- ◆ Primary closet includes custom closet system / shelving and hanging features per plan.
- ◆ Two large walk-in closets
- ◆ Upgraded Countertops
- ◆ Automated window dressing infrastructure noted at primary suite windows

Secondary Bedrooms & Baths

- ◆ Secondary bedrooms with dedicated ceiling fans and upgraded lighting
- ◆ Bath 2, Bath 3, and Bath 4 include tile flooring, custom cabinetry / vanities, shower tile, bath wall tile, mirrors, countertops, and upgraded fixtures
- ◆ Remote controlled shades
- ◆ Separate casita with full bath creates a strong guest suite or multigenerational living opportunity

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Outdoor Living & Exterior Improvements

- ◆ Huge 16 ft x 47 ft covered and screened patio with large outdoor kitchen area
- ◆ Covered back porch includes stained tongue-and-groove ceiling, patio can lights, sink, ceiling fans, granite counter tops, and fixed screens
- ◆ Outdoor kitchen cabinets designed around existing grill
- ◆ Pavers in outdoor courtyard and back porch areas
- ◆ Private irrigation well supports landscape maintenance
- ◆ Outdoor security lighting and technology prewire

Garage, Storage & Utility Features

- ◆ Oversized three-car garage with epoxy-coated flooring, EV Charging
- ◆ Carriage-style garage doors with openers.
- ◆ Garage includes water softener location and additional functional storage
- ◆ 14 ft x 18 ft insulated steel garden shed.

Why This Home Matters to a Buyer

- ◆ Rare combination of acreage, private lake setting, custom construction, whole-house generator, private well for irrigation, and luxury entertaining spaces
- ◆ Functional luxury floor plan with separate casita, second kitchen, media room, courtyard, and large screened outdoor living area
- ◆ Engineering-minded buyers will appreciate the foundation details, 2x6 framing, spray foam insulation, Low-E windows, zoned HVAC, structured wiring
- ◆ Lifestyle-minded buyers will appreciate privacy, outdoor living, entertaining flow, guest flexibility, and community amenities

Prepared as a buyer-facing features summary from seller-provided feature lists, build notes, builder specifications, technology selections, and property records.