

# FEATURES & UPGRADES

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**8604 TRINITY PINES CT., MONTGOMERY, TX**

BUILDER: DREAMTECH HOMES

WARRANTY: 1/2/10 YEAR

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## **Interior**

- Alarm: Pre-wired windows and doors
- Surround Sound: Pre-wired in the media room
- 42" Gas log fireplace: Heatilator
- Wood Floors: North American Hickory by Southern Traditions (Luckenbach, 6.5" width, 3/8" thickness)
- Massive Texas basement off of the game room
- Commercial-grade kitchen appliance package:
  - o Jenn-Air: Cooktop, double ovens, microwave & dishwasher
  - o Tradewind: Vent hood

## **Exterior**

- Pre-plumbed for whole home generator and water softener/treatment system
- Outdoor kitchen
  - o Grill: Napoleon
- Insulation
  - o Exterior/Interior walls: R-15 Batt
  - o Ceilings: R-38 Blown
- Tankless water heater: Rinnai 9.7 GPM
- 2 Lennox AC Units
  - o 1<sup>st</sup> level: 5-ton w/ damper (separate control in the primary suite)
  - o 2<sup>nd</sup> level: 2.5-ton (single stage)
- 30-year architectural shingle



# HIGH MEADOW ESTATES

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## THE VISION

High Meadow Estates is one of the flagship communities of High Meadow Development. The vision started nearly 50 years ago when Jack Frey envisioned a community that offered something truly unique. That community was High Meadow Ranch and that vision and legacy continues today in High Meadow Estates.

## NEIGHBORHOOD AMENITIES

High Meadow Estates offers outstanding amenities including a recreation center with resort-style swimming pool, tennis court, pickleball courts, and a playground. There is a 4-acre nature preserve with walking trails and a community lake.



## MORE INFORMATION

Underground Electric, Water, Natural Gas & Fiber  
Montgomery County | Magnolia ISD

2023 Tax Rate \$1.5787 Before Homestead Exemption  
\$500/Annual Property Owner's Association Dues  
Tri-Star Community Management  
Christy 832-294-4538 | [Christy@tristarcm.net](mailto:Christy@tristarcm.net)

**High Meadow Estates is a 1100-acre community  
which will be home to 560 families at completion**