

168 WATERSTONE DRIVE, MONTGOMERY, TEXAS 77356

*Custom home built in 2011

*Exterior: Austin Stone on all four sides of the home, Brick and Stucco trim

*A wrought iron entry gate to the home's courtyard with built-in fountain

*PEX plumbing system with PEX manifold access in the laundry room

*Central Vacuum System throughout home and garages

*Whole-house water softener

*2 gas lines to the back of the home

*Sprinkler system covering all of yard – 11 zones

*Wrought-iron fencing in back yard down to the canal

*TWO 2-car attached garages with epoxy floors

*TWO walk-in attic upstairs entrances for easy access and storage

*TWO Austin Stone gas-log fireplaces: family room and primary bedroom

2022 New Roof – with Algae Defender protection added, and new gutters
30-year transferable warranty

2024 Exterior of home painted

2020 Rinnai Tankless Water Heater RU199i added \$4,200
(replaced the two original 50-gallon water heater tanks)

2024 Replaced both 2-car garage doors

2025 All new Max Life Double Spring Replacements, both garages \$4,400
Torsion springs, end bearings, center bearings, safety drums, cables

2022 New Leaf Home Water Solutions \$4,200
Reverse Osmosis water filtering system added

2017 \$90,000 to American Outdoors:
Anchor Diamond retaining walls added to the back of the property \$44,500
Fill dirt added \$1,890 / St. Augustine sod added \$2,025
4 zones added to the Rainbird irrigation system \$1,800
Stamped concrete sidewalk and extended additional concrete decking added \$12,680
Stamped overlay of existing \$2,975
Concrete beams 147 linear feet \$1,470
Texture, stain, and seal patio beams \$1,000
Pergola \$7,560 / Custom gas fire pit \$3,250
Outdoor kitchen (not including appliances) \$8,500
Outdoor kitchen appliances \$4,400 include:
30" Cutlass Pro Grill with double side burners, drop-in cooler and condiment tray,
refrigerator, Primo Oval 3000 Large Ceramic Grill, double drawers and paper towel holder