

HOPE PARK

TALKING POINTS

GENERAL

5± acres – to be surveyed out of 8.25 acre tract

Montgomery ISD

No tax exemptions

No flood plain

List Price: \$549,500

HOUSE

Seller estimates 4400 square feet

Doors and baseboards are pine. Doors are solid core.

All other cabinetry is maple.

Very high ceilings throughout.

Bamboo flooring in kitchen, breakfast & dining

Dining room has wet bar with copper sink

Island kitchen has solid countertops, ceramic tile backsplash

Breakfast room with built in table and seating

Wiring in place for cable/broadband/satellite/XM radio

Wood-burning slate fireplace in den with maple mantle-piece

Front porch runs the length of the house.

Full second kitchen with doors leading to

Enclosed back porch

Multi-level deck with gazebo

PROPERTY

500 foot well installed by Weisinger in 2005

Metal barn, 2 stalls

Storage building

Wrought iron gate opens onto driveway to house

Yard around house fenced.