

# Features List

**17553 Fm-149, Montgomery, TX 77356**

Main House 5151 Sq. Ft. | 3 Bedrooms | 3.5 Baths

Guest House (1 bed w/built-in bunk beds / 1 bath) & Pool House (1 bed / 2 bath) 1878 Sq. Ft.

## Main House:

- Three Bedroom
- Three and half Bathrooms
- Formal Dining Room
- Plantation Shutters throughout.
- Exterior - Stone and Cement Board siding
- Stained Wood Ceilings on back and side porches
- Standing Seam Metal Roof
- Automatic Lawn Sprinkler system
- Three Fireplaces Gas Inserts
- Central Vacuum system.
- Three Car Porte-Cochere
- Crown Molding
- Recessed Ceilings
- Built in Cabinetry
- Generac Generator

## Primary Bedroom Suite:

- Sitting Area, Pool View and direct Access to pool
- Fireplace Gas insert
- Primary Bedroom , Ranch View ,built in cabinetry, recessed ceiling and lighting
- Primary Bathroom, double sinks, walk in shower, built in cabinetry
- Primary Closet with built in dresser, cabinetry, and shelving and cedar ceiling
- Utility Room attached to primary suite

## Garage:

- Four door automatic openers
- Central Air-Conditioned Space
- Tool Bench work area
- Storage Area

## Guest Suite:

- Full Bathroom with walk in shower
- Built in Dresser
- Plantation Shutters
- Walk in closet
- Stained Concrete Floors
- Pool area view

## Outdoor Kitchen:

- Stained Wood Ceiling
- Fire Pit
- Fireplace
- Built in gas grill
- Two Built in burners
- Microwave
- Refrigerator

## Kitchen:

- Island with Double Farm House Sink
- Banquette with table
- Quartz Countertops
- Sub Zero Refrigerator /Freezer with Icemaker
- Kitchen Aid Cooktop with six gas burners and electric griddle
- Dry Bar/Wine Station with wine cooler, wine dispenser
- Scotsman Soft Icemaker
- Bosch Dishwashers -Two
- Microwave
- Trash Compactor
- Disposal

## Office / Library:

- Custom built in Cabinetry
- Fireplace with gas insert.
- Pool View

## Pool House:

- Porch with stained wood ceiling
- Full Bathroom with-walk in shower
- Refrigerator with Ice Maker.
- Stained Concrete Floors
- Sitting area
- Game room
- Pool area view

## Bunk House:

- Walk in Closet
- Built in Dresser
- Four Built in bunk beds
- Plantation Shutters
- Sitting area
- Full Bathroom with walk in shower
- Stained Concrete Floors
- Pool View

## Pool Entertainment Area:

- Heated Gunite Pool and Spa
- Stone walkways and surrounding patios
- Waterfall
- Landscaped Water Fountain feature



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