



**164 Waterstone Drive  
Montgomery, TX 77356**

**Section 1, Block 3, Lot 15**

 <u>AREAS</u>	
1st Floor Living	2500 SF
Bonus Room	250 SF
<b>Total Living</b>	<b>2750 SF</b>

## List of Features

- 3 Bedroom • Study • 3 Bath
- 3 Car Garage with Workshop Area
- Covered Lanai
- Cabana Pool Bath
- Energy Efficient Green Home
- Stucco, Stone, and Brick options available
- High efficiency 14 ½ SEER AC unit
- Double Entry Doors
- Gourmet kitchen w/ Bosch appliance package (or equivalent to)
- Granite kitchen counter tops w/ tile back splash
- Solid surface counter tops & tile surrounds in shower/tub in baths
- Extensive tile flooring throughout, carpet in bedrooms
- Lush landscaping package & sprinkler system (front and sides only)
- Wrapped and insulated pipes
- Tech Shield radiant barrier
- Painted garage flooring

