

11388 Grand Harbor Blvd / Montgomery 77356

Roughly \$52,000 in updates within last 5 years

Why You Will Love This Home - Owners Top 10

1. **Private 1-Acre Oasis:** Expansive, wooded lot with endless room for a pool, RV garage, or party barn.
2. **Fresh 2026 Upgrades:** Brand-new Sherwin Williams interior paint, premium carpet with plush (8 lb) padding, and durable 9"x72" Flooret Signature Modin plank flooring, featuring an 80-year lifetime warranty.
3. **Massive 3-Car Garage:** 945 square feet of workspace, featuring an oversized footprint, extra parking, and a built-in utility sink.
4. **Ultimate Outdoor Living:** A massive 538-square-foot screened rear patio (built in 2025) with a gas stub-out ready for your dream outdoor kitchen, plus a welcoming covered front porch.
5. **Wildlife Haven:** amazing daily deer sightings throughout the year & exceptional bird activity for viewing/enjoyment.
6. **Primary Suite:** Spacious & located on the opposite end of the home from other bedrooms for privacy; his/her vanities and walk in closets.
7. **Custom Cabinetry:** Job site built cabinetry, with many customized & practical preferences & natural granite on all counter throughout.
8. **Storage Galore:** Countless deep closets and an enormous walk-in attic.
9. **Driveway:** Long drive with extra parking & turnouts
10. **Natural Gas:** cooking & heating; plumbed for outdoor kitchen & generator ready.
11. **Bonus item:** *Low property taxes (no MUD)! Over 65 & Homestead exemption in place.*

Superior Maintenance, Mechanicals & Updates

- **New Roof:** Installed January 2021 with matching gutter guards.
- **Exterior Refresh:** Whole-house exterior paint (2024) and fully re-caulked windows (2026).
- **New Flooring & Paint:** Entire home fully repainted: walls, doors, trim & ceilings; Main level flooring completely refurbished.
- **HVAC (2 units & ductwork):** Full service/inspection 2026; see service invoice in MLS docs, any deficiencies repaired/replaced as noted by HVAC co.
- **Electrical:** Full panel service 2026; see service invoice in MLS docs, any deficiencies repaired/replaced as noted by licensed electrician. Home equipped with an Eaton whole home surge protector (lifetime warranty & transferable), providing up to \$75,000 in connected equipment coverage.
- **Septic Upgrades:** The aerobic septic system equipped with a newly installed automatic chlorinator (2026).
- **Seasonal/Periodic Maintenance:** Pressure washing exterior, drive & walkways; window washing; carpet steam cleaning; lawn & sprinkler service; roof/gutter blow off; mulching of bed & new plantings; tree trimming.

Average Utility Costs (6 mo):

- Electric: \$140.03
- Gas: \$60.04 (Heat, WH, Cooking, Fireplace)
- Water: \$84.55 (includes sprinklers 3 days/week)