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PROMENADE STE MONTGOMERY, TX 77356

WHERE TIMELESS DESIGN,
LUXURY AND CRAFTSMANSHIP
COME TOGETHER IN PERFECT
HARMONY.



LUXURY CUSTOM
HOME



SPACIOUS OPEN-
CONCEPT LIVING



RESORT-STYLE
OUTDOOR LIVING



GOURMET KITCHEN
WITH PREMIUM
FINISHES



PRIVATE PRIMARY
SUITE RETREAT

PROPERTY HIGHLIGHTS

- SPRINKLER SYSTEM UPDATED (2022) WITH SMART AUTO RAIN SENSOR & WIFI
- POOL REMODELED (2022)
- EXTERIOR PAINTED (2022) – ENTIRE HOUSE
- INTERIOR PAINTED (2022) – ENTIRE HOUSE
- ALL INTERIOR LIGHTS CONVERTED TO LED
- ALL OUTLETS & SWITCHES UPDATED (2022)
- NEW CARPET (2022)
- NEW FANS & LIGHTS (2023) – MOST ROOMS
- NEW HICKORY HARDWOOD FLOORS (2026)
- NEW GRANITE & QUARTZ COUNTERTOPS THROUGHOUT MOST OF HOME (2026)



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EXCEPTIONAL FEATURES AND FINISHES

Exceptional Construction & Improvements

- CUSTOM LUXURY HOME WITH NUMEROUS HIGH-END UPGRADES
- THREE HVAC SYSTEMS REPLACED IN 2022
- TWO NEW TANKLESS WATER HEATERS (2026)
- TRUE 400-AMP ELECTRICAL SERVICE
- TWO EV CHARGERS IN GARAGE (NEGOTIABLE)
- SPRAY FOAM INSULATION
- WALK-IN INSULATED STORAGE ROOM
- CHERRY HARDWOOD FLOORING
- ELECTRIC FIREPLACES WITH HEATERS
- WHOLE-HOME SPEAKER SYSTEM



Outdoor Living

- TRAVERTINE PATIO
- OUTDOOR KITCHEN WITH GRILL, SINK & REFRIGERATOR
- SMALL PAVER PATIO OUTSIDE OF PRIMARY BEDROOM
- UPDATED POOL EQUIPMENT WITH ADDITIONAL PUMP
- EXTRA STORAGE FOR POOL EQUIPMENT OUTSIDE
- 1 TANKLESS WATER HEATER
- NO SPRAY FOAM INSULATION
- NO WALK-IN INSULATED ATTIC
- BRAZILIAN CHERRY FLOORING
- WIRED FOR 2 EV CHARGERS (CURRENTLY USING 1

Garage

- OVERSIZED GARAGE
- GOLF CART GARAGE
- TRUE 400-AMP ELECTRICAL SERVICE
- TWO EV CHARGING STATIONS (NEGOTIABLE)



Items Included / Negotiable

- POOL TABLE CONVEYS
- GOLF SIMULATOR NEGOTIABLE
- EV CHARGERS NEGOTIABLE



Kitchen

- WOLF 6-BURNER GAS COOKTOP WITH DOWNDRAFT VENT
- WOLF DOUBLE OVENS
- BUILT-IN MICROWAVE
- WARMING DRAWER
- DISHWASHER
- REVERSE OSMOSIS WATER FILTRATION SYSTEM (NEW)
- ICE MAKER IN BREAKFAST ROOM
- FULL REMODEL (2026)
- REFRIGERATOR IS NOT BUILT-IN
- MICROWAVE AND WARMING DRAWER ARE WOLF APPLIANCES



Living & Entertaining

- FRESHLY PAINTED GAME ROOM
- POOL TABLE CONVEYS
- DEDICATED TV/MEDIA ROOM
- GOLF SIMULATOR ROOM (SIMULATOR NEGOTIABLE)
- WOOD WAINSCOTING IN DINING ROOM
- STACKED STONE FIREPLACE
- LARGE UPSTAIRS BALCONY
- SECONDARY PRIMARY/GUEST SUITE

Primary Suite

- REMODELED SPA-INSPIRED BATH
- SMART TOILETS
- BODY SPRAY SHOWER
- BUILT-IN SPEAKERS
- CHERRY HARDWOOD FLOORING

PRIMARY SUITE BATHROOM

- FULL REMODEL (2026)
- TEAK FLOORING
- FREESTANDING TUB

