

380 RIDGELAKE SCENIC DR



FEATURES & UPGRADES



380 RIDGELAKE SCENIC DRIVE
MONTGOMERY, TX 77316

INTERIOR

- 3- 21 SEER TRANE HVAC UNITS W/ WHOLE HOME MEDIA FILTERS & REMY HALO ANTIMICROBIAL LIGHTS IN EACH UNIT (ALL INSTALLED 2025)
- PRIMARY HOME WATER LOOP CHANGED TO PEX
- UPDATED AND ADDED ATTIC INSULATION (2025)
- 2 NEW WATER HEATERS INSTALLED (2024)
- ALL LIGHTING CHANGED TO CHAMPAGNE BRONZE (2026)
- ALL DOOR/DRAWER HARDWARE CHANGED TO CHAMPAGNE BRONZE (2026)
- WHITE OAK ENGINEERED HARDWOOD FLOORS THROUGHOUT
- RICARRA MARBLE FLOORS IS PRIMARY WET AREAS
- WHOLE HOUSE INTERIOR PAINT WITH SHERWIN WILLIAMS' EMERALD PAINT (2026)
- BEVELED VICOSTONE QUARTZ COUNTERTOPS (CUSTOM COLOR)
- VESTA WHOLE HOME WATER FILTRATION SYSTEM
- MAJESTIC GAS FIREPLACE ADDED TO PRIMARY BEDROOM (2025)
- LIVINGROOM FIREPLACE RESTONED (2023)
- WOLF BRAND COOK TOP IN MAIN HOUSE
- SOFT CLOSE CABINETS AND DRAWERS
- BEDSIDE ILLUMINATION SWITCHES IN PRIMARY
- INTERIOR AND EXTERIOR WIRED FOR SURROUND SOUND
- 3 PRIMARY SUITES (2 DOWNSTAIRS, 1 UPSTAIRS)
- KITCHEN-AID STAINLESS STEEL "HAVEN SERIES" APPLIANCES
- UNDER CABINET KITCHEN LIGHTING
- CORRERRA MARBLE BACKSPLASH
- DELTA PLUMBING FIXTURES THROUGHOUT
- WALK-IN PANTRY WITH 9FT WALNUT DOOR
- OVERSIZED LAUNDRY ROOM WITH CUSTOM CABINETRY, DESIGNER FLOORS, SINK AND FULL SIZED REFRIDGERATOR (REFRIDGERATOR INCLUDED)
- PRIMARY BATH INCLUDES FREE STANDING MATTE FINISH SOAKER, WALK IN SHOWER, DUAL SINKS AND SEPARATE DESIGNATED VANITY
- KITCHEN INCLUDES DOUBLE ISLANDS OPEN TO FAMILY ROOM
- BREAKFAST NOOK BUILT IN SEATING AND CUSTOM FABRICATED CUSHIONS (2024)
- CRAFT/ART TABLE WITH CUSTOM CABINETRY IN UPSTAIRS GAMEROOM
- BUILT IN "MUD ROOM" LOCKER CABINETS AT BACK ENTRY
- HALF BATH WITH LIGHTED STORAGE, PERFECT FOR YOUR INDOOR PET ROOM
- WET BAR WITH LIGHTED CABINETRY
- CUSTOME CROWN MOLDING AND MILL WORK THROUGHOUT

EXTERIOR

- 2.06 ACRE LOT, CLEARED, FENCED & READY TO BUILD A SECOND HOME OR SHOP (LOT COULD BE SPLIT OFF AND SOLD IF DESIRED)
- NEW 18X44FT PEBBLE TEC POOL INSTALLED—24 THOUSAND GALLONS (2021)
- ALL PENTAIR POOL EQUIPMENT AND LIGHTING
- POOL AND SPA ARE BOTH HEATED USING NATURAL GAS
- 24X32 OUTDOOR KITCHEN/ CATHEDRAL PAVILION WITH GAS FIRE PLACE (2021)
- CUSTOM—DESIGNED PINE PLANK CEILING FEATURES IN ALL OUTDOOR AREAS
- RENAISSANCE COOKING SYSTEM, LE GRIDDLE, OVERSIZED EGG AND JET BOIL PRO BURNER COOK TOP & WEATHERED TEXTURED GRANITE COUNTERTOPS
- 2 STAINLESS STEEL OUTDOOR REFRIGERATORS ADDED (2025)
- 85 INCH SONY BRAVIA TV STAYS
- 2 OUTDOOR FANS INSTALLED BY BIG ASS FANS
- COPPER GAS LANTERS INSTALLED (2021)
- EYE HOOKS INSTALLED FOR CUSTOM SWINGS UNDER PAVILLION
- EXTRA GAS LINE RAN AT SECONDARY OUTDOOR PATIO
- BELGARD PAVER POOL AND PATIO DECKING
- EPOXY FRONT GARAGE FLOOR (2025)
- STAMPED CONCRETE UNDER PORTA CACHE PARKING AREA (2025)
- DOG RUN/KENNEL ADDED TO BACK GARAGE IN 2021—FULLY FENCED WITH INTERIOR & EXTERIOR ACCESS
- EXTERIOR HOUSE PAINTED (2025)
- RAISED GARDEN BED AREA ADDED (2024)
- DESIGNATED PLAYGROUND AREA ADDED (2022)
- 21 ZONE RAINBIRD IRRIGATION SYSTEM
- FULL LANDSCAPING REDESIGN IN FRONT AND BACK INCLUDING CUSTOMER LIGHTING, PAVERS AND BOUNDARY WALLS FOR ADDED PRIVACY
- 3 RAIL CEDAR WOOD FENCE WITH HOG WIRE INSTALLED (2023)
- 2—2.5 CAR, SPLIT GARAGES/SHOP
- FRONT GARAGE INSULATED WITH MINI SPLIT—USED AS GYM
- BACK GARAGE BUILT AND DESIGNED FOR FUTURE ADDITION, LOFT VENTED/DECKED FOR FUTURE HVAC
- DESIGNATED GOLF CART PARKING AREA (2020)
- WHOLE HOME DOG WATCH INVISIBLE FENCE INSTALLED 2020 (CONDITION UNKNOWN)
- PRIVATE LOT WITH NO BACK NEIGHBORS
- PRIVATE GATED SUBDIVISION OF EDGEWATER
- 2 FISHING LAKES, PARK, PAVILLION AND SAND VOLLEYBALL RECREATIONAL AREAS
- ACTIVE HOA COMMUNITY WITH FREQUENT COMMUNITY GATHERINGS

UTILITY AVERAGES & VENDOR INFORMATION

ELECTRICITY: MIDSOUTH CO-OP: 936-825-5100 (AVERAGE \$250-\$475)

GAS: CENTERPOINT: 800-427-7142 (\$50-\$80 MONTH)

WATER: MIDSOUTH WATER: 936-825-5100 (AVERAGE \$150-\$275)

WIFI: XFINITY

SECURITY SYSTEM: VIVANT

LAWN MAINTENANCE: LUNAS LAWN SERVICE: 936-444-3237 (\$120 WEEKLY)

POOL MAINTENANCE: EPIC POOLS (\$250 MONTHLY)

HVAC SERVICER: LONG AIR CONDITIONING : COLBY- 936-756-5645

TRASH SERVICE: REPUBLIC WASTE: 281-446-2030 (

RIDGELAKE SHORES POA: TRI STAR: 936-207-1440 (\$800 ANNUALLY PER LOT)

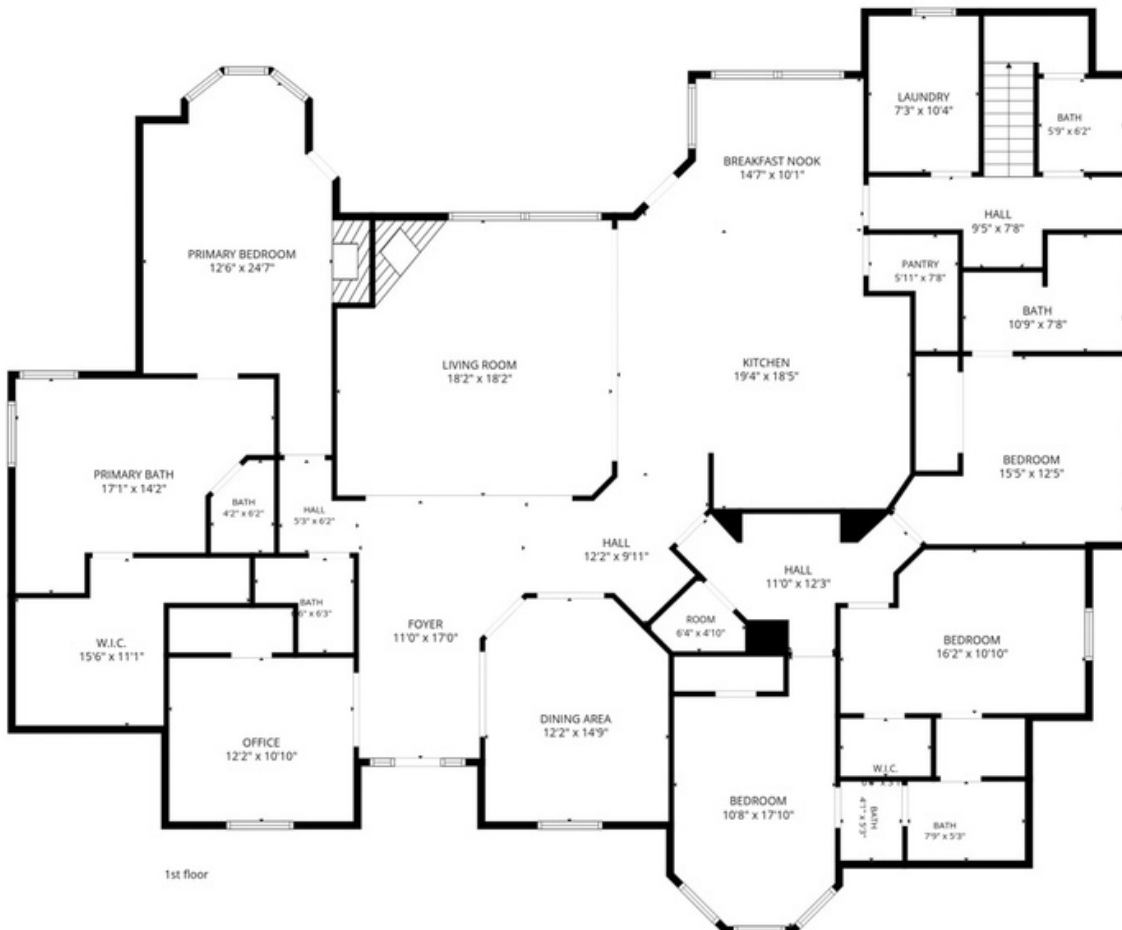
CLEANING SERVICE: CALDERON CLEANERS: 936-828-9802 (\$150 WEEKLY)

SEPTIC MAINTENANCE: FOSTERS 281-808-4800 (\$225 ANNUALLY)

FLOOR PLAN



2nd floor



1st floor