



BRENDA SCHAFER
REALTOR®

8992 WINDJAMMER LANE FEATURES

- 8992 Wind Jammer Lane
- Montgomery, TX 77316
- Ridgelake Shores
- 3607 SF Custom Home Built in 2015
- 4-5 Bedrooms / 3 Full Bathrooms / 4 Car Side Entry Garage
- Situated on 1.2 Acres with Room to build a Workshop/RV Garage

- **Community Features**

- Welcome to Ridgelake Shores located in Southern Montgomery County approximately 11 miles West of Conroe, Texas and 15 miles Northwest of The Woodlands, Texas, and just a short drive from Houston. It's also only minutes away from Lake Conroe, The Woodlands Mall and top notch Medical Centers.
- Ridgelake Shores is a deed-restricted community in the Conroe ISD school district and offers great amenities. It's a community of custom homes on acreage home sites.
- Our amenities include Ridge Lake and Trophy Lake which are private lakes used year round for fishing, boating, and water sports. There is also a park at each Lake.
- The largest park at Ridge Lake has a large beach area, playground equipment, beach volleyball court, half basketball court, a covered pavilion and covered picnic tables. Both parks have locked access with boat launches, picnic areas, and vehicle and boat trailer parking.
- Utility providers include Centerpoint gas, Midsouth Synergy electricity and water.
- Septic systems are required on each lot for sewage disposal. Water wells may be applied for – irrigation use only – if a lot is larger than 1.5 acres. This limitation is a requirement of the Montgomery County Health Department.
- Ridgelake Shores is managed by Tri-Star Community Management. Their role is to implement decisions and policies established by the Board of Directors of the Association. Questions, please call 936-207-1440.

*Information provided by Seller and may be inaccurate.

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Exterior Features

- Glistening Pool with water features and sitting area built in 2020.
 - Stamped concrete pool decking.
 - Tasteful metal fencing surrounds the pool and decking.
 - Covered back patio for entertaining and nights outside.
- Expansive driveway to accommodate a three car garage plus an additional oversized one car garage – perfect for boat or golf cart storage - or add an AC unit and make it a workout room or workshop.
- Beautiful 1.2 acre lot with room to build a workshop or RV garage.
- Cul de sac location to minimize traffic and provide serenity/privacy.

Interior Features

- Welcomed by two solid wood double doors -
- Custom features include beautiful cove ceilings throughout the home.
- Deep baseboards throughout the home and crown molding in the kitchen area.
 - Gorgeous tile flooring in the entry, kitchen and hallways.
 - Beautiful wood flooring in the living area and dining room.
- Chef's kitchen includes an abundance of custom granite counters, gas cooktop, double ovens, plenty of cabinet space, and walk in pantry. Bonus is the pull out spice drawers where the korbels are by the cooktop.
- Butler's pantry and dry bar area provides easy access to the dining room.
- Living area provides open floor plan to kitchen and breakfast area with amazing pool views.
- Expansive windows in Living area, Breakfast area, and Primary bedroom for pool/patio views.
 - Gorgeous stone fireplace with gas connection for gas logs.
- Primary suite is spacious with room for a sitting area and/or exercise equipment. Wall of windows provides great views of pool and backyard.

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- • Stunning primary bathroom with separate dual sinks, vanity, soaking tub, walk in shower, and his/hers closets.
- • Media Room provides great space for family movie night, or entertaining friends. Don't need a Media Room? Convert it to a home gym, homeschooling room, craft room.
- • Optional fifth bedroom if you convert the media room.
- • Two secondary bedrooms offer spacious closets and share a full bathroom.
- • Split floor plan is ideal – offers a primary retreat and guest suite wing – along with a secondary wing.
- Drive your golf cart to Woodforest amenities! Ask about the shortcut!
- Experience the perfect balance of luxury, comfort, and functionality – this home truly has it all!

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