

FEATURES & UPGRADES

8604 TRINITY PINES CT., MONTGOMERY, TX

BUILDER: DREAMTECH HOMES

WARRANTY: 1/2/10 YEAR

Interior

- Alarm: Pre-wired windows and doors
- Surround Sound: Pre-wired in the media room
- 42" Gas log fireplace: Heatilator
- Wood Floors: North American Hickory by Southern Traditions (Luckenbach, 6.5" width, 3/8" thickness)
- Massive Texas basement off of the game room
- Commercial-grade kitchen appliance package:
 - Jenn-Air: Cooktop, double ovens, microwave & dishwasher
 - Tradewind: Vent hood

Exterior

- Pre-plumbed for whole home generator and water softner/treatment system
- Outdoor kitchen
 - Grill: Napoleon
- Insulation
 - Exterior/Interior walls: R-15 Batt
 - Ceilings: R-38 Blown
- Tankless water heater: Rinnai 9.7 GPM
- 2 Lennox AC Units
 - 1st level: 5-ton w/ damper (separate control in the primary suite)
 - 2nd level: 2.5-ton (single stage)
- 30-year architectural shingle



HIGH MEADOW ESTATES

THE VISION

High Meadow Estates is one of the flagship communities of High Meadow Development. The vision started nearly 50 years ago when Jack Frey envisioned a community that offered something truly unique. That community was High Meadow Ranch and that vision and legacy continues today in High Meadow Estates.

NEIGHBORHOOD AMENITIES

High Meadow Estates offers outstanding amenities including a recreation center with resort-style swimming pool, tennis court, pickleball courts, and a playground. There is a 4-acre nature preserve with walking trails and a community lake.



MORE INFORMATION

Underground Electric, Water, Natural Gas & Fiber
Montgomery County | Magnolia ISD

2023 Tax Rate \$1.5787 Before Homestead Exemption
\$500/Annual Property Owner's Association Dues
Tri-Star Community Management
Christy 832-294-4538 | Christy@tristarcmm.net

**High Meadow Estates is a 1100-acre community
which will be home to 560 families at completion**