

**\$165K+ IN UPGRADES TO 206 ABNER LN .,,
MONTGOMERY, TX 77256**

- **FIRST-FLOOR GUEST BATHROOM UPGRADES
– ADDED CABINETRY AND SINK WITH
MATCHING GRANITE COUNTERTOP.**
- **COMFORT-HEIGHT TOILETS – INSTALLED IN
ALL BATHROOMS
LIGHTED CEILING FAN –
ADDED TO THE FRONT DINING ROOM.**
- **SECOND-FLOOR BATHROOM UPGRADE –
ADDED A SLIDING GLASS SHOWER DOOR.**
- **FIREPLACE UPGRADE – FIREPLACE
SURROUND FINISHED WITH TILE
COORDINATING WITH THE PRIMARY
BEDROOM.**
- **LAUNDRY ROOM STORAGE – ADDED
CABINETRY ABOVE THE WASHER AND DRYER.**
- **GENERATOR READY – HOME IS WIRED FOR A
WHOLE-HOUSE GENERATOR.**

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- **Resort-Style Backyard** – Includes a pool and spa with a lighted, louvered pergola-style cover; concrete patio and pool decking with drainage; rock-covered retaining wall with travertine seating; and an enclosed outdoor shower.
 - **Privacy/Wind-Protection Fencing** – Added along the east side of the pool and grilling area.
 - **Culligan Water Treatment System** – Includes whole-home water filtration, water softener, and reverse osmosis system connected to the refrigerator ice maker.
 - **Ring Security Cameras** – Installed around the exterior of the home.
 - **Smart Exterior Lighting** – Front exterior lighting connected to an Alexa-compatible smart timer system.
 - **Triple-Wide Driveway**
 - **RV Access**
 - **Plantation Shutters** – Installed throughout the entire home and garage.
 - **Ceramic Tile Flooring** – Throughout the first floor.
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