

Features List

28560 OAKS ON THE WATER, MONTGOMERY, TX 77356

WATERFRONT & BOATING

- WATERFRONT PROPERTY WITH DIRECT LAKE ACCESS
- LAKEFRONT SETTING WITH WOOD BULKHEAD
- APPROXIMATELY 5 FT. WATER DEPTH AT DOCK
- NAVIGABLE BY OWNER'S CURRENT BOAT
- NEARBY BOAT RAMP
- 2-SLIP COVERED BOAT DOCK, BUILT APPROXIMATELY 2021
- DOCKSIDE-BUILT COMPOSITE DOCK
- SWIM LADDER, DOCK BUMPERS, CLEATS/TIE-OFFS, LIGHTING, AND ELECTRICAL SERVICE
- DOCK ELECTRICAL PANEL/GFCI PROTECTION
- CANVAS DOCK ROOF APPROX 3 YEARS OLD
- BOAT LIFT INCLUDED WITH SALE
- BOAT LIFT CABLES REPLACED APPROXIMATELY 3 YEARS AGO WITH 1/4" STAINLESS-STEEL CABLES
- BOAT LIFT CABLES INSPECTED AND MOTORS OPERATING PROPERLY
- WATERFRONT LANDSCAPING
- BULKHEAD REPORTED IN GOOD CONDITION

POOL & OUTDOOR LIVING

- HEATED GUNITE POOL
- SALTWATER POOL WITH CHLORINE SYSTEM
- COVERED PATIO/DECK
- ADDITIONAL PATIO/DECK AREAS
- OUTDOOR KITCHEN/GRILL AREA
- OUTDOOR SPEAKERS
- EXTERIOR ELECTRICAL OUTLETS
- SPRINKLER SYSTEM
- EXTERIOR GAS CONNECTION
- ARTIFICIAL TURF
- BALCONY
- CONTROLLED SUBDIVISION ACCESS
- WHEELCHAIR ACCESS

INTERIOR FEATURES

- HIGH CEILINGS
- CROWN MOLDING
- CENTRAL VACUUM SYSTEM
- OWNED ALARM SYSTEM
- FIRE/SMOKE ALARM
- INTERCOM SYSTEM
- ELEVATOR
- WET BAR
- OWNED WATER SOFTENER
- WINDOW COVERINGS
- REFRIGERATOR INCLUDED
- DISABLED-ACCESS FEATURES
- BUILT-IN BUNK BEDS
- WALK-IN CLOSETS
- EN-SUITE BATH

LIVING & ENTERTAINMENT SPACES

- FIRST-FLOOR LIVING AREA
- FAMILY ROOM
- BREAKFAST ROOM
- KITCHEN/DINING COMBINATION
- UPSTAIRS GAME ROOM
- DOWNSTAIRS GAME ROOM
- HOME OFFICE/STUDY
- UTILITY ROOM INSIDE THE HOME

FLOORING & EXTERIOR

- CARPET, TILE, AND WOOD FLOORING
- STUCCO EXTERIOR
- MEDITERRANEAN-STYLE, FREE-STANDING HOME
- WATERFRONT LOT
- CONCRETE STREET
- SPRINKLER SYSTEM
- PARTIALLY FENCED

PRIMARY SUITE & BATHROOMS

- PRIMARY BEDROOM ON THE FIRST FLOOR
- EN-SUITE PRIMARY BATH
- LARGE WALK-IN CLOSET
- PRIMARY BATH WITH SEPARATE SHOWER
- PRIMARY BATH WITH JETTED TUB
- VANITY AREA
- BIDET
- SECONDARY BATHROOMS WITH SHOWER-ONLY CONFIGURATION
- HALF BATH
- DISABLED-ACCESS BATHROOM FEATURES

KITCHEN

- GRANITE COUNTERTOPS
- ISLAND WITH COOKTOP
- BREAKFAST BAR
- POTS AND PANS DRAWERS
- SOFT-CLOSING DRAWERS
- UNDER-CABINET LIGHTING
- REVERSE OSMOSIS SYSTEM
- INSTANT HOT WATER
- PANTRY
- WALK-IN PANTRY
- SECOND SINK
- DOUBLE OVEN
- GAS RANGE
- MICROWAVE
- DISHWASHER
- DISPOSAL
- SEPARATE ICE MAKER

ENERGY & MECHANICAL FEATURES

- CENTRAL GAS HEATING
- CENTRAL ELECTRIC COOLING
- DIGITAL PROGRAMMABLE THERMOSTAT
- ATTIC VENTS AND CEILING FANS
- HIGH-EFFICIENCY HVAC
- INSULATED DOORS
- INSULATED/LOW-E WINDOWS
- BLOWN CELLULOSE INSULATION
- RADIANT ATTIC BARRIER
- TANKLESS/ON-DEMAND WATER HEATER
- GENERATOR



**6
Bedrooms**



**4 and 2 half
Bathroom**



**5,464
Sqft.**

Contact Us

Telephone

936-718-7997

Email

gay@TheWatkinsTeamTX.com

Website

www.TheWatkinsTeamTX.com