

Upgrades & Features

2 West Oaks Ct. Montgomery, Tx

Luxurious golf course estate home on almost an acre in a quiet cul-de-sac. Custom-built by Russell Cartwright in 2000 and completely remodeled inside and out in 2025. Impressive curb appeal begins with a stately elevation featuring beautifully designed landscaping, a sweeping circular driveway, a striking black metal roof, and a grand wrought-iron double-door entrance that sets the tone for the exceptional craftsmanship and distinctive details waiting inside. (Sellers have approx. \$2.1M invested in this exceptional home)

- **Features**

- 5-car garage – 3-car in main house and 2-car in casita
- 5 Bedrooms – 3 in main house (w/option for a 4th bedroom) and 2 in the casita
- 5 Ensuite Bathrooms – 3 in main house and 2 in casita
- Two 1/2 baths – one on first floor of main home & the other in the pool house
- Sunroom – a quiet space for relaxing, enjoying casual conversation, and enjoying the scenic golf views
- Speakeasy (Wine Room) A distinctive space for showcasing your favorite wines and spirits, conveniently located near the dining room for effortless entertaining.
- Pantry/Appliance Pantry/Laundry Room – Incredible space for all of your culinary tools
- Game Room – (Currently being used as a study) Huge open space with room for a pool table if desired!
- Home Office/Study area – w/ gorgeous built-ins and plantation shutters
- Flex/Sitting Room/TV Room – Could be a 4th bedroom
- Secret Room (Could be craft or sewing room)
- Sparkling Pool and Relaxing Hot Tub for year round entertainment
- Outdoor Kitchen/Pool House w/half bath
- Bocce Ball Court for friendly competition and hours of outdoor fun
- Casita – for private guest quarters or multi-generational living
- Lot Size – 41,317 sf (per appraisal district)
- Square Footage – 5,865 sf (per appraisal sketch)
- Updated all interior and exterior doors
- Wood-look tile throughout – durable and easy to maintain
- Replaced all window casings & windowsills

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- Chicago brick-style accent arched doorways
- 2 steel I-beams designed by structural engineer
- Drilled engineered foundation

- **2 Garages**
 - Casita garage has 10 ft garage doors and extra tall ceilings
 - Quiet-close motor garage door openers
 - Epoxy floors
 - Workshop area for tackling projects, storing tools, and keeping everything organized.

- **Impressive Entrance**
 - A grand wrought-iron double door entrance opens to an incredible open floorplan and soaring ceilings. (Updates included removing the sidelight and original front door to create a double door entry.)

- **Elegant Dining Room**
 - Open and spacious to enhance flow when entertaining
 - Built-in storage drawers, keeping hosting essentials conveniently within reach while entertaining.
 - Statement lighting above the table and dedicated lighting to beautifully showcase artwork
 - Plantation Shutters for a classic look
 - Relocated stairwell to open the space
 - Open and spacious to enhance flow when entertaining

- **Speakeasy (Wine Room)**
 - Chicago brick accents and flooring bring rich character and timeless Old-World charm.
 - An “Old World” exterior door adds timeless appeal.
 - An antique-style mirror backsplash gives the sophisticated ambiance of an intimate lounge or piano bar.

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- Wall of built-in storage includes iron/wood industrial shelving for barware and spirits
 - Handsome coffered ceiling
 - Classic Plantation Shutters
 - A built-in ice maker adds convenience when mixing cocktails and entertaining guests.
 - Two Thermador refrigerated drawers keep beverages, mixers, and garnishes chilled and conveniently within reach.
 - Wall mounted flat screen TV conveys with the home
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- **Living Room**
 - Soaring ceilings and two-story windows fill the space with natural light.
 - Floor-to-ceiling stacked stone fireplace with custom beam mantle
 - A striking black coffered accent wall adds depth, character, and dramatic style to the room.
 - A statement ceiling fan adds style while keeping the space cool and comfortable.
 - Flows seamlessly to the outdoor screened patio (retractable screens) and an extended patio with inviting firepit seating.
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- **Stunning chef's kitchen**
 - Thoughtfully designed with every feature you've been looking for!
 - An attractive coffered ceiling adds warmth, character, and architectural interest.
 - A showstopping 15.75' x 5.2' island features sleek countertops, two electrical outlets, and casual seating at one end.
 - The polished quartz backsplash complete w/ a convenient pot filler makes a striking statement.
 - Impressive 60" Thermador gas range featuring six burners, a 12" griddle, and double ovens
 - Thermador microwave drawer conveniently tucked into the island to save space
 - Hoshizaki Sonic Ice Machine in the island, perfect when hosting large gatherings (\$5,000 upgrade)
 - Soft close drawers and cabinets (Shaker-style w/glass uppers & accent lighting)
 - Built-in spice rack and utensil drawer
 - Apron-front sink with a convenient motion-activated faucet
 - Statement lighting
 - Trash receptacle

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- Oversized Thermador fridge & freezer w/ custom paneling
- Thermador wine fridge
- Two warming drawers keep dishes at the perfect temperature until it's time to serve - ideal when entertaining.
- Custom doggy water & food station w/motion sensor control

- **Dream Laundry Room/Pantry/Appliance Pantry**
 - Abundant cabinetry and storage drawers
 - Beautiful apron sink
 - Stunning countertops
 - A dedicated coffee station makes mornings easy and keeps everyday essentials neatly organized.
 - 2 Beverage/cooling drawers for bottled water, and extra beverages
 - Space saving stackable washer and dryer
 - Convenient clothing rod

- **Adorable Mud Area**
 - Custom bench sitting area with statement wallpaper and hanging hooks
 - Attractive leaded glass light fixture

- **Serene Sun Room**
 - Inspiring feature wall with built-ins, a beautiful antique mirror, and storage
 - Overlooks the backyard through huge picture windows and offers breathtaking views of the golf course

- **Primary Bedroom**
 - A peaceful retreat designed for rest and relaxation
 - Inviting feature wall behind bed
 - Attractive ceiling beams add architectural interest
 - Plantation shutters
 - Floating shelves for decor
 - Statement lighting and ceiling fan

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- A double-sided quart & stacked-stone fireplace shared with the ensuite bath adds warmth and ambiance to both spaces.
- Cozy sitting area to enjoy relax and enjoy scenic golf course views

- **Primary Bathroom**
 - A luxurious spa-inspired retreat where you can unwind and escape the demands of the day
 - Barn door entry to maximize flow and features a full-length mirror on the back side
 - A stunning chandelier adds the perfect touch of elegance while you unwind in the bath.
 - Dual sink areas with lighted vanity mirrors
 - Double sided stacked stone fireplace (to primary suite)
 - Freestanding soaking tub with a lighted niche for bath essentials.
 - Built-in cabinetry and storage
 - Huge walk-in shower with three shower heads and bench seating
 - Heated towel rack

- **Primary closet**
 - A dream closet with a sparkling chandelier, exceptional storage and room for everything!

- **Bedroom #2**
 - Stunning views of the golf course
 - Private ensuite bath
 - Large walk-in closet
 - Access to the outdoor balcony

- **Bedroom #3**
 - Beautiful views of the front yard
 - Ensuite bath (additional vanity area and shared access from hall)
 - Large walk-in closet

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- **Game Room**
 - Currently being utilized as a home office/study
 - Room for a pool table if desired
 - French door access to screened balcony
- **Balcony off Game Room**
 - Offers a quiet place to relax and take in the beautiful golf course views
 - Upgraded tongue and groove ceiling and lights
 - Outdoor closet for storage
 - Staircase to ground level
- **Office Nook/Study Area**
 - Built-in cabinets
 - Plantation shutters
- **Flex/Sitting Room (could be an additional guest room)**
 - Barn doors allow area to be accessible or closed off when desired
 - Queen sleeper sofa for extra guests
 - Bookcase opens to a secret room
- **Secret Room (behind bookcase in flex/sitting room)**
 - Built-in desk/work station (could be a craft/sewing room)
 - Provides easy access to the attic

- **Casita**

The private casita offers comfortable guest accommodations with two bedrooms, each featuring an ensuite bath and walk-in closet. The downstairs bedroom opens to a screened patio w/ stamped-concrete floors overlooking the park-like setting in the backyard. A full-sized kitchen includes stainless steel appliances, a furniture piece center island, and a built-in dining banquette, while the spacious living room features

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a beautiful stone fireplace and peaceful backyard views. Additional highlights include an inviting front porch, a private main entrance, and a convenient laundry room located just off the garage entrance, 12 ft. ceilings, a tankless water heater, and a whole house water filtration system.

\$25,000 in updates to the casita include:

- New carpet upstairs
 - Transitioned laundry room to pantry
 - Transitioned 2nd bath down to laundry room
 - New countertops in kitchen/primary bath
 - New sinks and plumbing fixtures in kitchen/primary bath
 - New kitchen appliances
 - All new lighting downstairs
 - Painted downstairs
- **Exterior upgrades**
 - Added a black metal standing seam roof on main house and a casita
 - Painted exterior stucco and brick, lime washed stone, and painted all trim
- **Exterior Update Project**
 - Stained tongue and groove ceilings on main house front patio, main house upper and lower back patios, and casita back patio
 - Replaced all exterior security and decorative lighting (LED lighting for Christmas)
 - Replaced front door, side light and transom with decorative double iron front doors
 - Stamped concrete back patio with pillars, curved seating, and custom iron fencing
 - Added landscaping rock for easy, low-maintenance upkeep
- **Amazing Resort-Style Pool, Hot Tub, Pool House, & Outdoor kitchen (Cost approximately \$375,000)**

The incredible backyard oasis is designed for unforgettable entertaining. The sparkling pool features seven water elements, extensive decorative lighting, and a spacious sun shelf perfect for relaxing in the sunshine. A pool house with a half bath and fully equipped outdoor kitchen makes hosting effortless, while two bar areas provide additional seating overlooking the outdoor living space. Gather

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around the fireplace in the inviting lounge area and enjoy this exceptional retreat year-round.

- Self-cleaning – Underground filtration system (This was a \$9000 upgrade)
- Pebble Tech finish
- 7 Water features
- Large sun shelf with loungers – perfect for soaking up the sun!
- Beautiful travertine decking flows throughout the pool house, outdoor kitchen, and poolside areas.
- Polywood furniture (some of the pieces are negotiable)
- There is electrical to add a chiller to the pool if desired, however they have never needed it because of the shade.
- Wood burning fireplace and firewood niche/alcove
- Wall mounted flat screen TV in the pool house conveys with the home
- Power burner
- Fire Magic Grill
- Half bath

- **Mechanical**

- Generator for both the house and the casita (NOT the Pool House) is maintained and on a service contract.
- 5 HVAC Units – 3 in main house (All 2014) 2 in casita (2012 & 2022). One coil was replaced in 2011 and the other in 2022. All units are maintained and on a service contract
- 2 Tankless water heaters – one on main house and one on the casita
- Sprinkler System

- **Breakdown of costs:**

- Casita updates (2022) - \$25,000
- Outdoor updates (2023 - Creative Castles) - \$75,000
- Exterior paint & limewash (2023 – Stephen's Painting & Gutters) - \$25,000
- Roof – (2023 – Redemption Roofing) - \$100,000
- Pool/Pool House/Outdoor Kitchen & Half bath/Bocce Ball Court (2024 – Dominion Pools) - \$375,000
- Home remodel (2025 – Ryan Home Services) - \$650,000

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- **Exclusions**

- Metal artwork above fireplace in main house
- Dog artwork in summer kitchen
- Icemaker in summer kitchen
- Fridge in summer kitchen
- Green egg
- Large planter

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