

7519 Millies Run Road

Montgomery Texas 77316

1.51 ACRES	3,483 SQ FT	5 + OFFICE BEDROOMS	3 FULL BATHS
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Peaceful country mornings and deer at dusk, tucked away from the main road yet close to everyday conveniences. This move-in-ready home pairs flexible living space with a spectacular private backyard retreat.

Home Features

First floor living Primary suite plus two additional bedrooms and a full bath downstairs	Room for everyone Two bedrooms and a full bath upstairs
Work from home Private office created in 2025	Move in ready New carpet and extensive improvements throughout

Backyard Resort

Completed in 2025, the custom pool and outdoor living area were designed for memorable days, relaxing evenings and effortless entertaining.

- 21,000-gallon heated geometric pool measuring approximately 19 x 37 feet
- Oversized 7 x 9-foot heated spa with open spillway, raised design and two-tier seating for up to 14
- Sun shelf, waterfall and dramatic 7-foot sheer descent
- Approximately 2,100 sq ft of spray cool decking with smooth-edge travertine coping
- Aqua Blue PebbleSheen interior finish and Borghini Blue waterline tile
- 11 x 19-foot covered pergola with ceiling fan and tinted poly cover
- Outdoor kitchen with sink, refrigerator, brick facing, Taj Mahal quartzite counters, bar seating and six electrical outlets
- Concrete pad already in place for a future whole-house generator

Major Improvements Since the Last Appraisal

Substantial improvements have been made to the home's major systems, outdoor spaces, land and interior flexibility.

Comfort and Efficiency

- New Amana 3-ton complete gas HVAC system with condenser, evaporator coil, gas furnace, return and supply plenums, new drain lines, emergency shut-off sensors and Wi-Fi thermostat
- Accessible ductwork replaced with R-8 insulated Quietflex ductwork and sealed plenum connections
- Soft starts added to the air-conditioning systems
- Blown-in insulation added above the upstairs bedrooms and bathroom
- Additional upstairs vents and ductwork added for improved airflow

Electrical and Functional Upgrades

- Main electrical panel upgraded with new panel and breakers
- Additional subpanel installed near the pool equipment
- Three additional outlets added in the garage and exterior areas
- Additional upstairs ceiling fan installed
- Exterior soffits added around the home

Land and Exterior Improvements

- Sixteen large dead or declining trees removed, along with bamboo, small trees and heavy brush; stumps and debris were ground and cleared
- Approximately 14,000 sq ft of new sod installed, using 31 pallets, with drainage grading
- Back flower bed rebuilt and French drain added
- Five new trees planted, including two sycamores and three magnolias
- Exterior vines removed and home pressure washed in 2026

Interior Improvements

- Private office and fifth bedroom created in 2025
- Custom closet shelving built in the upstairs right bedroom
- New carpet installed

MORE THAN \$220,000 IN DOCUMENTED IMPROVEMENTS

Completed since the last appraisal

Selected invoices and records are available. Improvement costs are approximate and do not imply a dollar-for-dollar effect on market value. Features and measurements should be independently verified.