

# Amenities List

2289 Old Dobbin Road, Montgomery, TX 77316

Main Home - 4948 Sq. Ft. | 3 Bedrooms | 3.5 Baths

Bunk House - 1986 Sq. Ft. | 3 Bedrooms | 2 Baths

## Remodel/Upgrades:

- Complete Kitchen remodel with custom cabinets and island, new appliances 2017
- Granite countertops throughout house including mud room 2017
- Laundry room custom cabinet, granite, flooring 2017
- Entire house painted and stained throughout 2017
- Boys bedroom bathroom remodel | shower/tile/glass shower door 2020
- Girls bedroom bathroom remodel | shower/tile/glass shower door 2020
- Master bathroom remodel | shower/tile/bathtub, plumbing and fixtures 2020
- Hardwood floors installed 2020
- Custom remote operated shades Living Room 2017
- Custom Cabinets in Wine room/Sitting Room
- Roller Shades replaced in Master Bedroom, Trophy/Wine/Sitting Room, Home Office, Formal Dining Room replaced Oct 2024

## Kitchen:

- Thermador Appliances:
  - ~ Custom side-by-side built in refrigerator/freezer with ice maker
  - ~ Double convection ovens
  - ~ Dishwasher
  - ~ 6 Gas Burner Cooktop with Griddle
- Sharp Microwave Drawer & warming drawer - built in kitchen island
- Ice-O-Matic Ice maker (sonic ice)

## Outdoor Kitchen:

- Complete Remodel Spring 2023 - New Countertops, new stone, new 50' Roku TV, Sonos Surround System & outdoor speakers 23/24 connects to Wifi & TV, 38" Cutlass Pro Grill built in grill, Cutlass Side burner w/ LED Light, Le Griddle Wee Griddle single burner w/ Lid, Avantco Stainless steel 50" Horizontal bottle Cooler, Stainless steel large deep sink, double microwaves, stainless steel cabinets and drawers.

## Outdoor Pool Equipment & Other Amenities:

- New pool/Hot tub construction (monitoring available with remote or Aqua Link Phone App)
- 3 Glass chip fire burning bowls around pool
- Custom landscape lighting surrounding areas of entire front, back and sides of house as well as the front gate
- Irrigation system surrounding entire house/pool and front gate entrance
- Custom Exterior Sunbrella Electric/Remote control Sun Shades
- Putting green & skeet shooting deck
- Additional room off breezeway of main driveway for 4<sup>th</sup> bedroom, workout room or additional office (Remote control Roller Shades installed Oct 2024)
- Storage house
- (2) Gated sectioned off large dog runs off side of home
- Well house
- Cellgate Gate Access Call in Panel & Viking Remote operated Steel gated Entrance
- New Roof in 2024 - Gutters also installed entire house, bunk house, carport, additional room, storage house, well house, breezeway, outdoor kitchen
- 3+ acre pond & creek
- 24kw Generac Generator installed 2025
- 3 a/c's (2 new one in 2022 & one in 2023)
- 3 Tankless Water Heaters (2 new both replaced in 2024)
- In-home vacuum system

## Barn/ Shop Amenities:

- 93 X 80 Barn / Shop - Barn details 33 X 80, all new addition concrete floor walkway, large tack room & oversized feed room with concrete floors, 8 enclosed horse stalls all with automatic waterers, lighting & fans, solid cinderblock wall, spray foamed, additional 4 larger open horse stalls pipe enclosure, feeders, waters & covered under back end of shop size of stall area is approx. 60 X 24. Hay storage included in this area.
- SHOP details 48 X 56 fully enclosed, spray foamed, concrete floor, 4 large roll up bay doors 2 on each end. Electrical throughout & lighted.
- LEAN TO ON SHOP 12 X 65 all concrete floor parking for RV / Horse Trailers with 50 amp & 30 amp breakers.
- 175 X 220 Lighted outdoor arena w/ return alley 2022
- 80 X 220 Lighted covered arena 2023
- 4 add'l horse stalls under covered arena
- 8 separate large horse traps w/ feeders & waters
- Additional horse/cattle traps between arenas



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