

Property Improvements

\$400,000+ invested in major improvements 2020-2026

7420 Jackson Road, Montgomery, TX 77316

Main Residence (1,896 ft²): 3 Bed / 2.5 Bath

- Extensive interior renovation including flooring, walls, lighting, ceiling fans, paint and electrical improvements
- Kitchen updates including countertops and backsplash; added dishwasher in secondary kitchen
- Beautifully updated bathrooms with new vanities, fixtures and bathtub; added laundry room utility sink
- 2 new HVAC systems, 2 new water heaters and all major appliances replaced (2021)
- Blown-in attic insulation for improved energy efficiency
- 40' x 21' covered carport (4 vehicles, 11' clearance)
- Generator interlock switch for backup power capability
- Updated decking across 4 decks with modern, hog-wire railing and wood skirting
- Fencing and additional improvements

Guest House (628 ft²): Fully-Furnished, Income-Producing 1 Bed / 1 Bath

- Complete build-out of interior, including flooring, walls, lighting, ceiling fans, paint and electrical improvements
- Custom cabinetry, built-in shelving, quartz countertops and upgraded fixtures throughout
- Major expansion creating living room and flexible office/multi-purpose space with premium finishes
- Separate electrical service and meter from main residence
- New HVAC system, new water heater and new appliances, including full-size washer, dryer, refrigerator (2021)
- 16' x 13' covered concrete front porch addition; screened-in 16' x 8' back porch
- 20' x 21' covered carport (2 vehicles, 11' clearance)
- Conveys fully furnished with designer selected furnishings; ready for immediate occupancy or rental income

Unrestricted $\pm$ 16.07 Acres: ~70' road frontage, ~4,100' depth, ~350' max width

- Automated gated entrance; limestone driveway and expanded parking
- 30' x 20' engineered reinforced concrete creek crossing
- 30' x 50' basketball/pickleball sport court
- Electrical service and concrete floor in barn/workshop/open gym
- Dedicated RV parking stall with 30-amp electrical hookup
- Well house constructed to house private water well
- Additional 4' x 8' storage building near main residence
- Extensive pond improvements and clean-up
- Hydro-mulching, skid steer work and selective tree clearing for pathways
- Yard and landscaping improvements

All dimensions are estimates and subject to verification by survey.