



161 Pine Branch Montgomery, TX 77356

**HOME PRICED AT** 

\$849,990

Price and availability are subject to change without prior notice. Accurate as of Aug 18, 2025.

Floor Plan: The Gruene Square Feet: 3,064 (m.o.l.)

Bedrooms: 5 Bathrooms: 3.5 Garage: 3 Car **Community:** Bentwater

Model: 800 Bentwater Drive, Montgomery, TX

77356







# **Included Features**

Address: 161 Pine Branch Price: \$849,990

Floor Plan: The Gruene

Square Feet: 3,064 (m.o.l.) Bedrooms: 5 Bathrooms: 3.5 Garage: 3 Car

#### Interior Finishes

Finished 2-car garage with steel garage door Kwikset Handleset at front door in choice of finish Choice of wood entry door with glass (panel style may vary) 5-1/4" paint grade baseboard and 3-1/2" casing throughout, including the garage All bedrooms, primary closets, and bedroom closets to be carpet with 1/2" 6 lb pad

Oversized multi-slide rear patio doors to access exterior living spaces (size varies per

Ecobee® Programmable, Wifi-Enabled, Thermostat Garage Door Opener with 2 Remotes and Wifi Connectiviity Raised ceilings in living areas and master bedrooms (per plan)

Crown Moulding in Entry, Living, Dining, And Master bedroom and bath (no closets) Ceiling fans with light kit in living room, master bedroom, secondary bedrooms and rear patio

Choice of luxury vinyl, or tile, including wood look, through main area, entry, kitchen,

dining, hallways, powder bath and Primary bedroom

### Safety

Kwikset® Smart Key locks and hardware Anchor bolts that secure perimeter walls to foundation Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup

2 freeze-proof exterior water spigots

OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty Hurricane Straps on each rafter that secure perimeter walls to rafters/roof

#### Bathroom

Framed Mirror in Master Bath 2cm Quartz countertops in all baths Soft close and full extension drawer glides Undermount White Rectangle Vanity Sinks in all baths Free-Standing Tub and Step-Down Shower in Primary Bath (per plan) Enclosed Water Closet in Primary Bath with overhead cabinet for storage. Delta®, or equal, bathroom faucet in choice of chrome, brushed nickel, or black Choice of Light Package to include vanity lighting above mirrors in Primary and 2nd

Choice of tile floor in bath Framed Mirror in Powder bath (per plan) Obscure glass windows above primary bath tub Elongated Commodes with soft close toilet seat in all baths Full-Height, Full-Overlay Cabinets with Cabinet Hardware included Fiberglass shower / tub combo with choice of tile to ceiling in hall bath Wall tile with Schluter® Systems Waterproof membrane to door height in all baths

# **Energy-efficiency**

Roof Ventilation system R-38 blown-in insulation in attic R-6 Insulated and mastic sealed A/C ducts Lennox gas furnace for heating (gas comm. only) Low-E glass with Argon Gas, tilt-in vinyl windows

R-15 blown-in insulation in external walls. Excludes garage

Radiant barrier roof decking HERS Index Energy Efficiency Rating Tankless water heater, installed in the garage HERS testing before drywall, and before closing 80% Rheem water heater (homes permitted after 06/01/24) Polycel caulking around windows, doors and joints (energy efficient caulking package)

## Construction / Plumbing / Electrical / Mechanical

Kitchen exhaust vented to the outside 16 SEER® Lennox electrical central air conditioning RG6 quad shield cable wiring (at least 3 cable outlets)

Structural Framing Members designed and inspected by a 3rd party engineer

Electric dryer connection in utility room Exterior 2 x 4 stud-grade lumber walls (16" on center) Expandable AquaPEX tubing and connectors for water lines Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer

#### **Exterior Finishes**

Covered patios standard (vary per plan) Semi-gloss exterior paint with two colors Minimum of 2 exterior waterproof electrical outlets

Fences to be included and are per POA requirements (per plan)

Full Guttering on plans (vary per plan) Composite Shutters and/or accents (vary per plan) Lamp Post located in Front yard to match Garage Coach Lights Brick and stone exteriors with Hardi Trim siding (vary per plan)

# **Warranties**

Builder's limited one-year warranty DUPONT TYVEK HOMEWRAP 10 year warranty Manufacturer's limited appliance warranty Manufacturer's limited heating & cooling units warranty

RWC New Home limited 10-year warranty HomeTeam Pest Defense Termite warranty Manufacturer's lifetime limited shingle warranty

#### Smart Home Features

Wifi-Enabled Samsung Oven

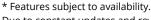
Smart Occupancy Light Switches with WIFI connectivity at Utility Room

Wifi-Enabled Garage Door Opener Smart Light Switches with WIFI connectivity at Garage Coach, Front Porch, Entry Hall, Rear Patio, Yard Lamp Post, & (6 switches total)

Smart Light Dimmers with WIFI connectivity at Living Room, Master Bedroom, Master Bathroom, Dining Area, and Kitchen Pendants (per plan, 5 switches total)

## Garage

Pull-down attic access in garage (per plan)







# **Included Features**

Address: 161 Pine Branch Price: \$849,990

Floor Plan: The Gruene

Square Feet: 3,064 (m.o.l.) Bedrooms: 5 Bathrooms: 3.5 Garage: 3 Car

# Kitchen

Water line for refrigerator icemaker
Motion Sensor light in Panty (per plan)
Disposal Switch on kitchen island (per plan)
Trash Pull Out at Kitchen Island on select plans (per plan)
Stainless Steel Apron Front farm house sink at kitchen island
Full-Overlay, Factory-finished cabinets with 42"double-stack upper cabinets (per plan)
and cabinet hardware with choice of finish

1/3 horsepower sink garbage disposal
Pfister® kitchen faucet in choice of finish
Choice of pendants at kitchen island (per plan)
Crown Mold and Light rail with undercounter lighting included
3cm quartz kitchen countertops, with 2cm overlay edge, and tile backsplash
Samsung Built in Appliances including separate cooktop, oven, microwave and
dishwasher. Includes wood vent hood with vent insert.



