

**2924 PALOMINOS WAY - CONROE, TEXAS 77301**

# *Home Features and Improvements*

**3BR/2BTH \* 2-Car Garage \* 1857 SF \* Lot 6169 SF**

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## **Location & Construction Info:**

- Located in Ladera Creek
- Built by Lennar
- Lantana floor plan, Elevation C
- Pristine, like-new condition
- Shows pride of ownership

## **Outdoor Features:**

- 16x24 extended back patio
- High-end Hunter brand bluetooth-enabled sprinkler system
- Full home gutter system
- Fenced backyard

## **Included Appliances & Systems:**

- Stainless steel appliance package
- Frigidaire refrigerator included
- GE Profile smart washer/dryer
- 50-gal gas water heater ;in garage

## **Interior Features & Upgrades:**

- Fibercraft 2-panel cherry front door painted in Tricorn black
- Carrara Marmi Quartz countertops
- Birch cabinetry
- Extended primary “mega” shower
- Vented interior doors

## **Smart Home Features:**

- SimpliSafe alarm system with:
  - Smart locks
  - Indoor cameras
  - Outdoor solar-powered cameras
- Smart light switches

## **Overall Appeal:**

- “Better Than New” feel
- Move-in ready!
- Modern vibe and upgrades
- Offers convenience, security, and efficiency as a smart home

**NOTE:** SURVEY - Seller is offering their existing Survey to a buyer