

**10668 Royal Magnolia Drive  
Conroe, TX 77303,**

*Features & Amenities*

- Functional 3-bedroom, 2-bath floor plan situated on a huge lot in Royal Forest
- NEW Roof
- NEW HVAC system
- NEW carpet throughout
- ALL NEW kitchen appliances
- Crown molding adds a refined touch
- Wood-burning fireplace anchoring the living room
- Open floor plan with excellent natural light
- Well-designed kitchen with generous counter space and abundant cabinetry
- Breakfast bar for serving and casual dining
- Primary bedroom with peaceful views of the large backyard
- Spacious garage with bump-out workspace and built-in cabinetry
- Fully fenced backyard with ample space for outdoor living
- Private neighborhood lake with fishing pier and non-motorized boat dock
- Basketball courts, lakeside pavilion, and picnic areas for residents
- Low tax rate
- Low HOA