

24 Woody Creek Dr

Conroe, TX 77301

Property Overview

This property offers **immediate rental income** with two currently occupied rental units while the **seller/owner resides in the main home**.

The property includes:

- **Main Home:** 3 Bedrooms | 2 Bathrooms (*Owner Occupied*)
- **Mother-in-Law Suite:** Currently rented
- **Detached Tiny Home:** Currently rented

This setup provides an excellent opportunity for **owner-occupants seeking supplemental income** or **investors interested in a multi-unit setup**.

Current Rental Income:

Rental Unit:	Monthly Rent:
Mother In Law Suite	\$1,000
Tiny Home	\$600

Total Current Rental Income: \$1,600 per month

Both units are **currently occupied and producing income**

Additional Living Spaces

Mother-in-Law Suite

- Full kitchen, living area, bathroom, and washer and dryer hook ups.
 - The refrigerator will remain with the property.

Tiny Home

- Full bathroom
- The refrigerator will remain with the property.

These additional spaces provide flexibility for:

- Rental income
- Multi-generational living
- Guest accommodations
- Private workspace or studio

Lease Terms

Both tenants are currently on **month-to-month leases**, and leases are available upon request.

Buyers may choose to:

- Continue renting the units, or
- Provide a 30-day **notice** for tenants to vacate.

Utilities

Utilities are currently **included in the tenants' monthly rental payments.**

Parking

Tenants typically park **on the street directly in front of the property.**

Approximate Square Footage

- **Tiny Home: Approximately 250 sq ft**
- **Mother-in-Law Suite: Approximately 450 sq ft**

Buyers are encouraged to independently verify measurements.

Appliances

Main House - Appliances will not convey

Mother-in-Law Suite - Refrigerator will remain

Tiny Home - Mini refrigerator will remain

Recent Improvements

- **New fence installed – October 2025**