



## **Lifestyle and Seller Improvements**

### **110 David Forest Lane**

Welcome to a wonderful family neighborhood or Jacob's Reserve that offers walking trails, a neighborhood park with a dog park, and beautiful large pond, a public pool, a splash pad, access to award winning Conroe ISD The Woodlands schools with bus transportation, and many amenities' minutes away. HEB grocery store is 5-minute drive away. Target and a large shopping center as well as a movie theater and many great restaurants are a 10-minute drive away. Access to I-45 to access The Woodlands or Conroe is an 8-minute drive with newly renovated FM 1488 coming out of Jacob's Reserve. This property is a great location set next to historic Sam Houston National Forest to give a quiet neighborhood feel with short access to many great amenities, entertainment and dining.

- **Front Door newly stained by a professional contractor.**
- **Back Door and frame completely replaced and painted brand new by a professional contractor.**
- **A wine rack in the kitchen.**
- **A wine refrigerator in the kitchen.**
- **Double ovens.**
- **A constructed backyard with lattice work and stone work to give the patio a peaceful extra living space.**
- **A well landscaped and kept front yard with a beautiful big tree for added shade to the house.**
- **An oversize attic for extra storage space or a possible converted room per the builder.**
- **All inside doors except the downstairs office and closet door under stairs have been repainted.**
- **Front door exterior re-stained professionally.**
- **Home is a one owner home since it was built and very well maintained.**

**BOOK YOUR SHOWING TODAY AND ENJOY THE PEACEFULNESS THIS HOME AND NEIGHBORHOOD OFFER!**