



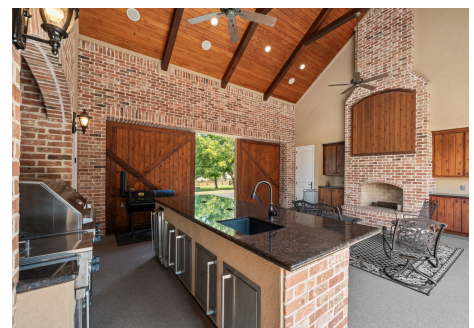
EXCLUSIVE LISTING:

11638 CALFEE RD. CONROE, TX 77304


 4/5 BED  5.5 BATH  5,443 SQFT  11.5 ACRES

\$2,850,000

- J.W. Neathery custom build
- Dual primary suites - 1st floor
- Butlers pantry
- 2 - 2 car garages
- Courtyard with water feature
- Outdoor kitchen + fireplace
- Full property invisible fence
- 1200 sqft barn
- 20kW Generator



CREIGHTON
REALTY PARTNERS

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WELCOME TO YOUR DREAM HOME

BUILT BY J.W. NEATHERY | 2011 | CUSTOM FEATURES THROUGHOUT

General & Structural

- 2-story home with 2 primary suites downstairs
- 18-ft ceiling in living room; 10 & 8-ft ceilings in main rooms
- Dormer windows, crown molding & wainscot paneling
- Plantation shutters
- Pella Architect Series windows
- Engineered Brazilian hardwood floors
- Carpet & tile flooring
- 2 sets of stairs
- Gated entrance & automatic side gate

Kitchen & Appliances

- Butler's pantry, open shelving, storage & additional fridge/freezer
- Granite countertops
- Large island with storage space & cabinetry
- Hidden appliance station
- Panel refrigerator/freezer
- Farmhouse sink
- Double Viking ovens, Bosch 36" gas cooktop with vent hood
- Kitchen beams: faux cedar stained
- Outdoor cedar kitchen
 - Granite countertops
 - Farmhouse sink
 - Island with additional counter space
 - Viking 41" grill with double burners
 - built-in under-counter wine fridge

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Bathrooms & Closets

- Primary bath: double sinks, vanities, walk in shower, soaking tub
- Primary walk-in closet with custom shelving, storage, mirror
- Additional primary suite with walk in shower
- Guest bathrooms: granite countertops, hammered copper sinks
- 5 full bathrooms, 1 half bathroom
- Custom closet shelving throughout

Living & Entertainment

- Wood-burning fireplace with gas log option & outside ash disposal
- Surround sound in game room & outdoor areas
- Exercise room with workout flooring
- Home office, formal dining room & spacious laundry room with sink & custom cabinetry
- “Texas attic” features 935sqft for additional build out or storage with access through game room or exterior kitchen

Utilities & Extras

- 20kW standby generator
- Central vacuum system
- 3 new HVAC
- Water softener
- Water well & septic system
- Security system

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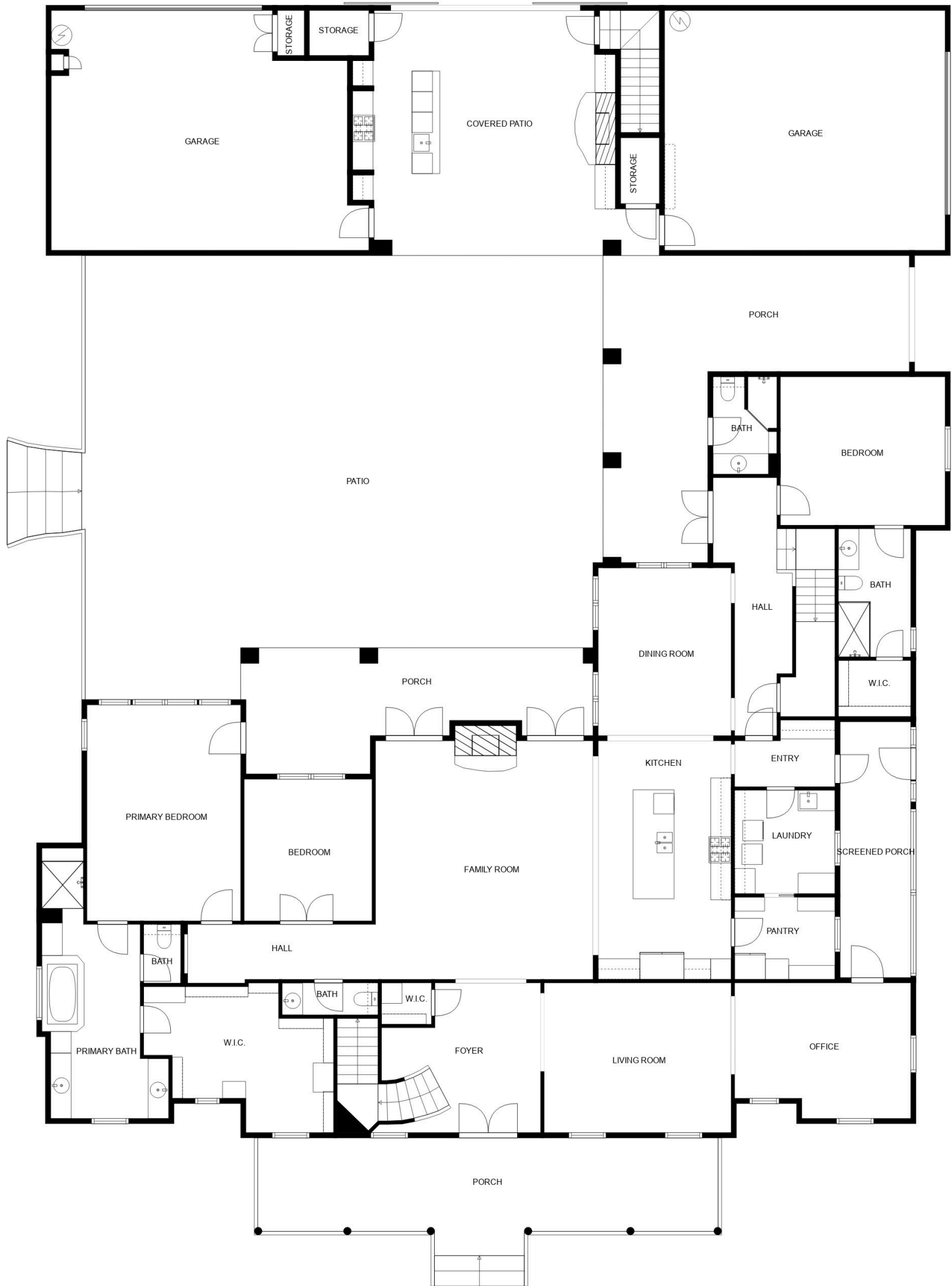
BUILT BY J.W. NEATHERY | 2011 | CUSTOM FEATURES THROUGHOUT

Garages & Workshops

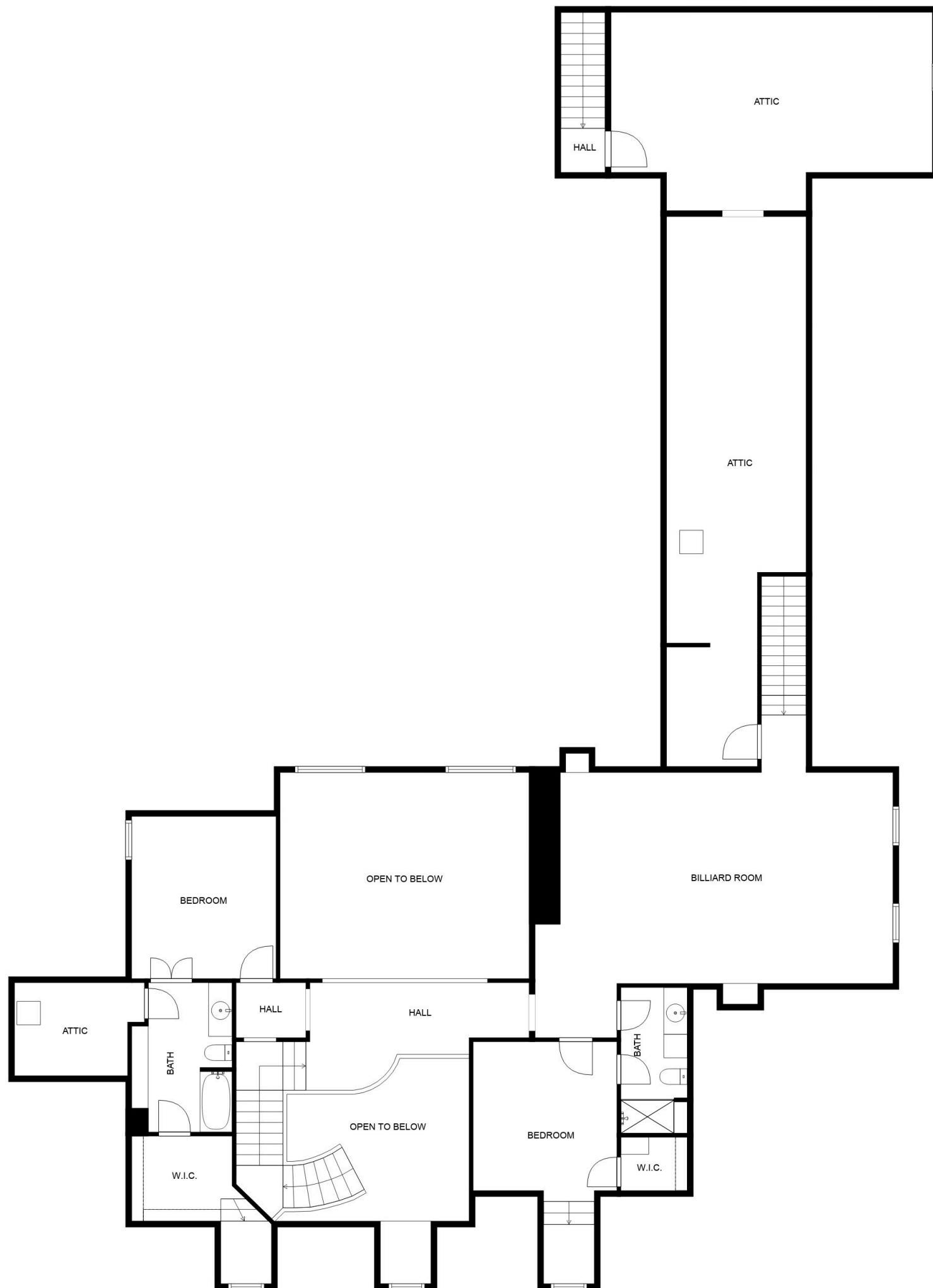
- Wood-burning fireplace with gas log option & outside ash disposal
- Surround sound in game room & outdoor areas
- Exercise room with workout flooring
- Storage room outside game room (“Texas attic”)
- 2 - 2 car garages with built ins, open shelving & work bench

Outdoor Features & Land

- Outdoor fireplace & breezeway
- Front covered entry, back covered porch & screened porch
- Courtyard with water fountain
- Sprinkler system
- Invisible fence surrounding entire property (collars included)
- Barn: 1,200 sq. ft. with 80 sq. ft. covered area
- Outdoor bathroom with walk in shower
- Cedar shutters
- Outdoor cedar kitchen/entertaining area
 - Vaulted ceilings
 - Wood burning fireplace
 - Barn doors
 - Ceiling fans
 - TV
 - Storage closets & built-in cabinets
 - Access to “Texas attic”



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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FLOOR 1



FLOOR 2