

COMPASS

FRENCH QUARTER

10804 Bourbon Street

3 BD 4 BA 3787 SF



Features

10804 Bourbon Street
Willis, Texas 77318

Recent Upgrades

- Turkish Marble flooring throughout main areas
- Recently updated carpet for a fresh, modern feel
- Roof replaced in 2023 for lasting durability
- AC units replaced in 2022 for efficient climate control
- Water heater replaced in 2024
- Large windows replaced in 2020
- Modern designer lighting throughout
- Gutters and underground drainage added to protect the property

Prime Location

- Exclusive Lake Conroe access in a prestigious French Quarter-inspired community with access to private clubhouse offering a space for gatherings and events, resort-style pool and private boat launch
- Serene canal setting—no rough water, erosion, or crashing waves
- Located on a peaceful peninsula with limited traffic congestion
- Minutes from over 10 waterfront restaurants accessible by boat, including Monty's, Akashi, and Fajita Jack's
- Only four miles from I-45, providing quick and easy travel without the noise and congestion of Highway 105

Outdoor & Waterfront Features

- Private dock upgraded with durable Trex decking in 2022
- 28-foot boat slip with lift for effortless lake access
- Expansive back patio, redesigned with six 12-foot deep piers and a reinforced poured concrete surface (\$61,000)
- Spacious outdoor living areas perfect for entertaining with breathtaking lake views

Elegant Interior Features

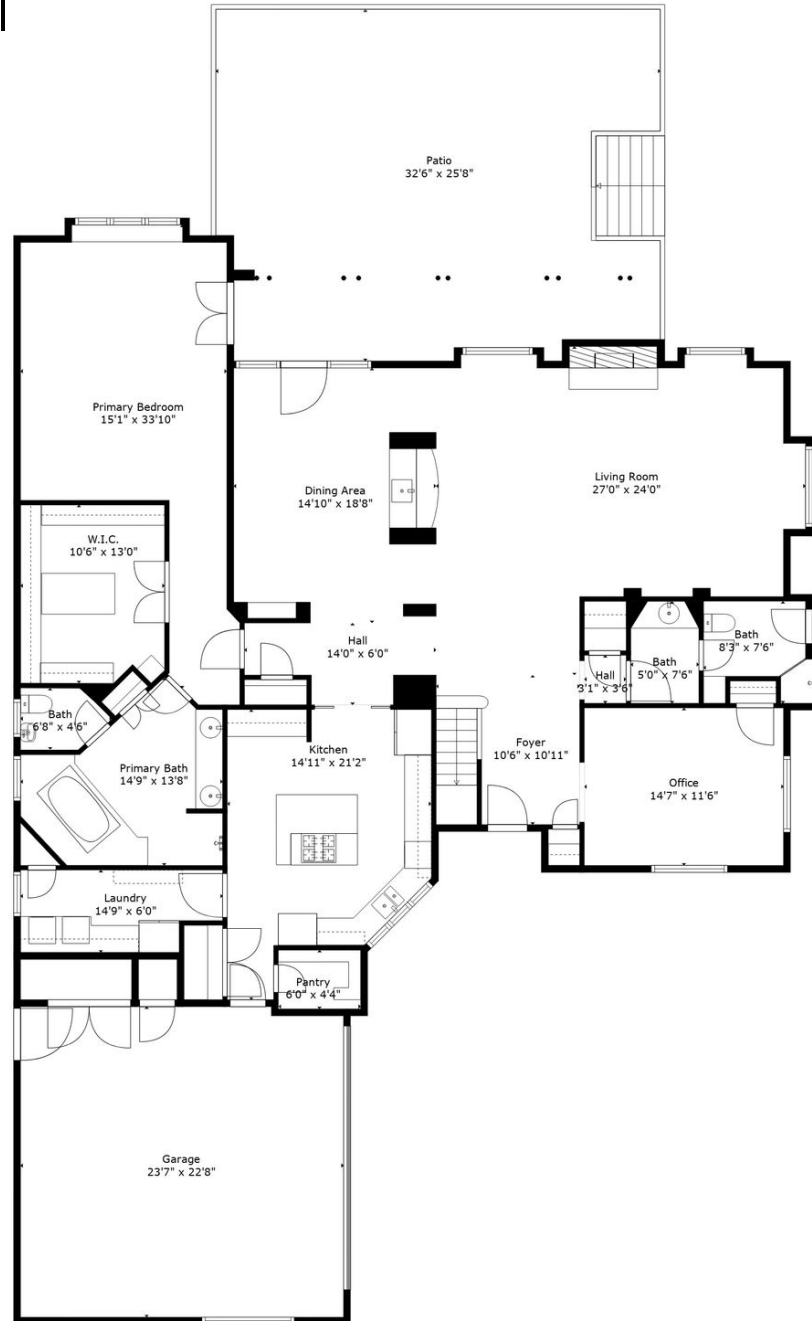
- Grand living spaces with soaring ceilings and designer fixtures
- Chef's kitchen featuring an island with a gas range cooktop
- First-floor primary suite with serene lake views and direct patio access
- Brazilian cherry hardwood flooring in the primary suite
- Upstairs features spacious bedrooms, each with private balcony access
- Versatile media room that can function as a fourth bedroom

This meticulously designed waterfront estate offers a rare combination of luxury, tranquility, and convenience, making it an exceptional retreat on Lake Conroe.

Floorplan

10804 Bourbon St
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Main Level

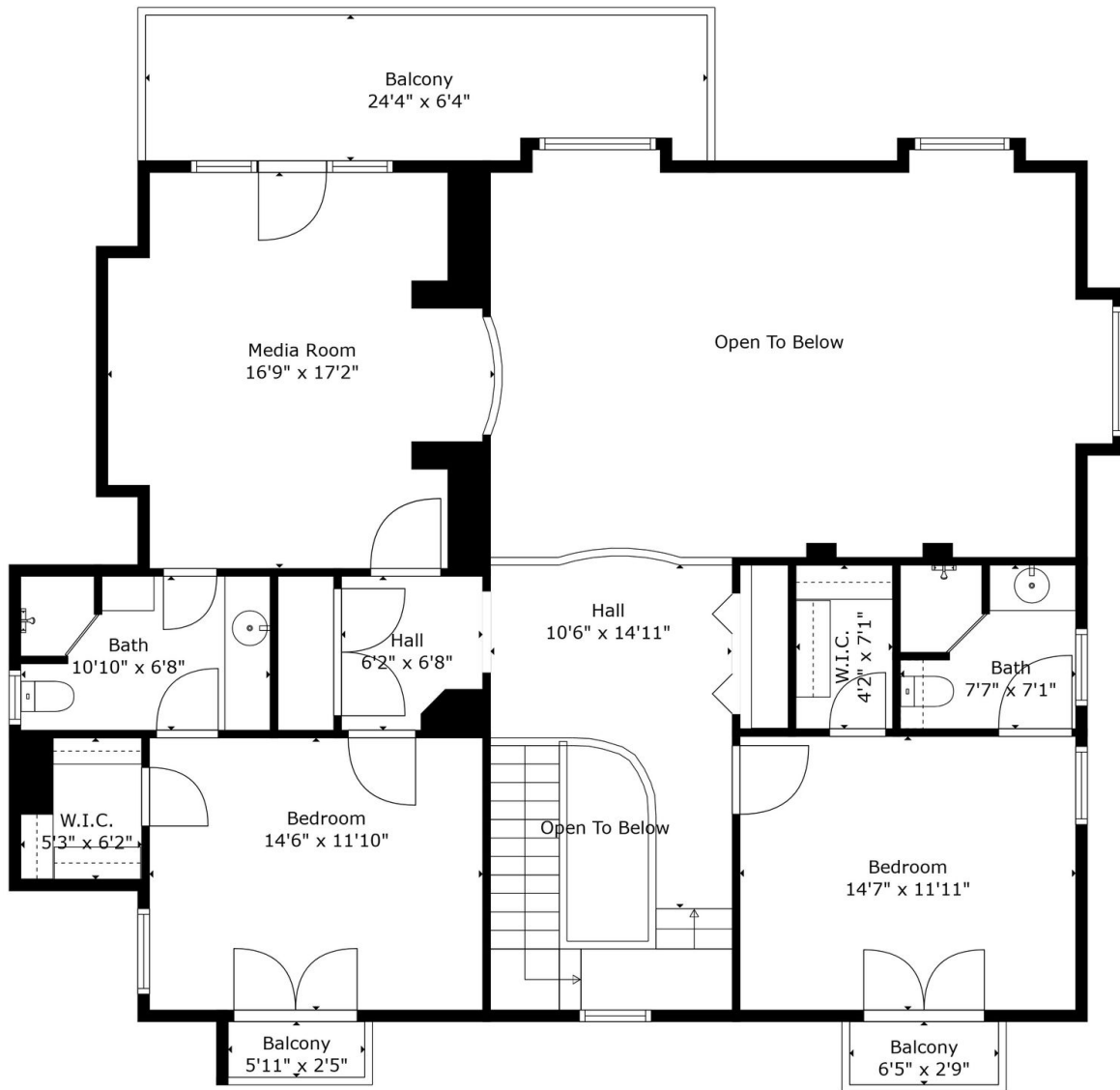


Measurements Calculated Are Deemed Highly Reliable But Not Guaranteed. Serviced By Strata Visuals.

Floorplan

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Secondary Level



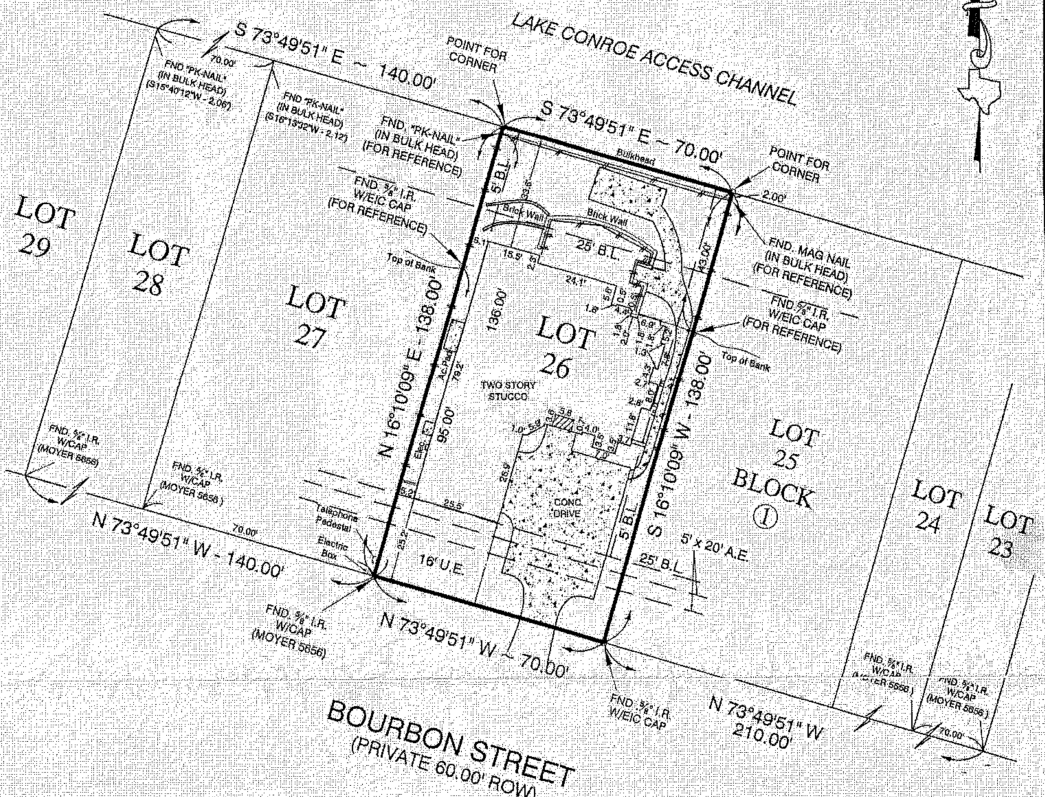
Measurements Calculated Are Deemed Highly Reliable But Not Guaranteed. Serviced By Strata Visuals.



SURVEYING COMPANY

12345 JONES ROAD
SUITE 270
HOUSTON, TX 77070
(281) 955-2772

Amend the survey by [Signature] on his return - [Signature]



SUBJECT TO :

1. © 2009, All Rights Reserved.
2. Survey is valid only if print has original Impression Seal and signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
3. Restrictive Covenants recorded under Clerk's File No. 2001-053797 D.R.M.C.
4. Subject to Flowage and Inundation Easement up to 207 M.S.L. in favor of the San Jacinto River Authority (SJRA) as per Volume 683, Page 15 and Volume 701 Page 815 D.R.M.C.
5. All terms, conditions, and provisions, restrictions and qualifications pertaining to the shore line on Lake Conroe, recorded in Volume 520, Page 108, of the Deed Records of Montgomery County, Texas.
6. Wrought Iron fence as shown.

This Property Lies in Zone "X"
Outside the 100 Year Flood Plain
Per Graphic Scaling according to
Community Panel No.4804830220F
having an effective date 12-19-96
Job No. 09-215-5
Scale 1" = 30'
Date 5-12-2009
Drawn By: A.S.

Purchaser DANIEL M. FERRAZ
Address 10804 BOURBON STREET
Lot 26, Block 1, Section _____
Survey _____, A _____
Area _____
Subdivision THE FRENCH QUARTER ON LAKE CONROE
Cabinet Q, Sheet 36, MAP Records,
MONTGOMERY County, Texas

I, Craig A. Laney, a Registered Professional Land Surveyor in the State of Texas, RPLS No. 4507, do hereby certify to STARTEX TILE COMPANY and Purchaser(s) that based upon information provided by said Title Company under G.F. No. 633735 that this survey was this day made under my supervision on the ground of the above described property and the above plat or drawing reflects the findings on the ground of this property at this time. I have shown or noted all easements reflected in said Title Company's report. This Survey conforms to the minimum standards of practice as approved by the Texas Board of Professional Land Surveying, Effective September 1, 1992, Last revision 06-2006.

[Signature]
Rosa-Ludwig

The basis of bearing is N 73°49'51" W ALONG THE NORTHERLY R.O.W. LINE OF BOURBON STREET PER RECORDED PLAT.
A Division of Everything in Christ Services, Inc.



Impression Seal