



*Proudly Presents:*

**2035 Borthwick Lane, Conroe 77301**

## **HOME FEATURES & IMPROVEMENTS**

- 2024 Roof
- Laminate Flooring & Tile (NO Carpet)
- Double Pane Windows
- 3-sided brick
- Screened in back patio
- Sprinkler System (Front and Back)
- Water Softener
- Security system with cameras
- Invisible Fence (installed, would need to be activated)
- Generator hook-ups
- Granite Countertops
- Tiled backsplash
- Undermount kitchen sink
- 42-inch cabinets with hardware
- Recessed lighting in kitchen
- Double Oven- Gas Range
- Newer Fence
- Pre-wired for hot tub with existing slab and separate electrical panel
- Quarterly Pest Control
- Lush Landscaping

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