

2111 Barton Woods Blvd, Conroe, TX 77301

Upgrades and Features List

2025

- New roof Type 4 materials with membrane underlayment also with transferrable warranty, full replacement first 10 years and the 20 years of materials guarantee. This is by Erie Homes. An extra year is added to the warranty when transferred. (The warranty is attached to this listing).
- Add LED lights throughout the home and patio

2024

- Refinished double front doors
- Repainted all trim on front of the house, shutters, corbels, balcony railing, both garage doors.
- Added float switches to both AC units drain pans.
- Added 4 can LED lights to the front room on the left (golf room).
- Put in an outlet for the projector (still have the ceiling fan) in the front room on the left (golf room).

2023

- Jellyfish all season decorative lighting for the front of the home. (all season, all holiday configurations) hub in the garage.
- Leaf Filter gutter system for the entire back side of the home.
- Replaced the dishwasher.
- Replaced the range hood.

2021

- Generac 24 kw full home generator. Has the capabilities of running 2) 220V circuits at once. (i.e. Both AC units, 1-AC with oven or dryer). We used it for extended periods of time with no issues.
- All mulch was replaced with river rock with felt underneath to prevent grass from growing through.
- Add additional 3 tresses, and non-invasive bamboo tresses along the back fence.

2020

- Added additional driveway and slab on the right side of the driveway. Has additional 20' of concrete that was originally used for extra parking.
- 12' wide steel gate with wooden pickets.
- Added flower bed and bushes to accent the new driveway addition.

2019

- Decked walk-in attic.
- Added ceiling fans in game room and media room.
- Add 4 pendulum light over the bar with dimming switch.
- Added 4 speakers to the surround sound in formal living room.
- French drains installed across backyard to promote draining.

Other features

- Wood floors throughout the 1st floor, except bedrooms and laundry room.
- Full plantation shutters throughout the front of the home.
- Roman shades in primary, formal living, breakfast nook, and game room.
- Motorized roman shades in the den.
- 2" white blinds in both guest rooms.
- Slate flooring on back patio, with 4 ceiling fans and gas line for outdoor cooking.
- HVAC is on a continuous service plan serviced twice per year.
- Home defense Pest Control has been in effect for 6 continuous years. Home has internal wall fogging for pest control. A fog set up is on each side of the house located in the front.
- Perma-Green yard treatment is done 6 times per year.
- There is an 8 X 24 Lifetime shed for lawn equipment on a concrete slab located on the back of the property conveys the home.
- Gate on the back fence.
- The 8 X 16 Lifetime shed located at the front behind the gate conveys with the home.
- Fully automated 12 zone lawn sprinklers make it simple for a yard this size.