

## **Property Highlights – 2035 Elkington Circle, Conroe, TX 77304**

- One-story, one-owner home built by KB Homes
  - Located on a cul-de-sac with low traffic and added privacy
  - Oversized 17,558 sq ft lot
  - Large, fenced backyard with mature trees
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### **Interior Features**

- 3 bedrooms, 2 bathrooms
  - Approx. 2,170 sq ft
  - Open concept layout
  - Spacious living area with great flow for entertaining
  - Large kitchen bar
  - Abundance of kitchen cabinetry
  - Gas range and oven
  - Upgraded light fixtures in main areas
  - Bonus room (office, den, or optional 4th bedroom)
  - Custom primary closet with built-in dressers
  - Laundry room with added countertop
  - Additional attic storage
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### **Exterior Features**

- Covered porch
  - Extended patio
  - Fire pit area in backyard
  - Enhanced landscaping
  - 9-zone sprinkler system
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### **Additional Features**

- Gas heat
  - New microwave (within last year)
  - New dishwasher (less than 6 months old)
  - Overhead storage above garage door
  - 220V outlet in garage
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## **Exclusions / Negotiables**

- Refrigerators and freezers excluded
  - TVs excluded (mounts may remain)
  - Washer and dryer excluded
  - Curtains and curtain rods excluded
  - Wooden garage storage negotiable
  - Swing set negotiable
  - Treehouse negotiable
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## **Important Information**

- Buyer and buyer's agent to independently verify all information, including measurements, square footage, schools, restrictions, and property details