

John & Amy Barnwell

9054 Meacom Drive
Conroe, Texas 77384

The Fountains at Jacobs Reserve

HOA Fee: \$700 per Month

HOA Benefits & Services Included

Community Maintenance

- Private streets and sidewalks
- Automatic gated entry
- Signature community fountain
- Front flower beds and landscaping
- Community-wide mulching each spring and fall
- Front and rear lawn mowing, trimming, edging, and cleanup
- Park benches and lighting
- Irrigation systems for front yards and common areas
- Gutter maintenance
- Street-facing fence maintenance
- Exterior trim and stucco painting
- Roof repairs and replacement

Additional Benefits

- Community Christmas décor
- Twice-weekly trash collection
- Homeowners insurance covering the structure from the walls outward
- Restricted street parking with ample overflow parking
- Full access to Jacobs Reserve amenities, including:
 - Swimming pool
 - Walking trails
 - Dog parks
 - Fishing pond
 - Recreational areas

Recent Improvements

- Mirrored exercise room/home office
- Complete HVAC system replacement (April 2026)
- Fresh exterior paint (May 2026)
- Front door freshly stained and sealed
- New landscaping with irrigation in both front and back yards
- New smoke and fire alarms throughout
- Back porch sunshades
- East and west pergola sunshades
- New cedar picket fencing on west and south property lines
- Decorative shutters installed on rear fence
- Water filtration and softening system

What We Love Most About This Home

- Former Model Home for builder – D.R. Horton
- Four clerestory windows provide exceptional natural light in kitchen and dining areas
- Gas heat, stove, and clothes dryer (optional electric)
- Home is wired throughout for music distribution to all rooms
- High Speed Fiber Internet - Fidium
- Large corner lot
- "Texas Basement" storage shed
- Pergola with lighting and ceiling fans
- Secure gated community
- Excellent neighborhood for walking
- Lock-and-leave convenience for travelers
- No reported crime issues during our six years of ownership
- Dedicated movie room with surround sound
- Quiet location with virtually no street noise
- Large, floored attic for additional storage
- Beautifully maintained community
- Wonderful neighbors
- Custom California Closets organization systems in the primary closet and laundry room
- Walking distance to numerous restaurants, shopping, and everyday conveniences

A Comfortable, Low-Maintenance Lifestyle

This home combines the convenience of townhome living with extensive HOA services, outstanding community amenities, and numerous recent upgrades—making it an ideal lock-and-leave residence in one of Conroe's most desirable communities.