



CHRISTIAN MEACHAM  
REAL ESTATE TEAM

## Features Love Most

- 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
- 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.