



4 Beds



2.5 Baths



1,923 SqFt

 **12789 Royal West Drive**
Conroe, Texas, 77303

PROPERTY INFORMATION

- Year Built: 2022
- Builder: Starter Homes of Texas
- Architectural Style: Traditional Two-Story
- Lot Size: 10,535 Sq. Ft. (0.242 Acres)
- Lot Dimensions: Approximately 70' x 150'
- Garage: Attached 1-Car Garage
- HOA Dues: \$450 Annually
- Tax Rate: 1.6652%

HOME FEATURES

- **Main Living Areas**
 - Bright, open-concept floor plan
 - Impressive 10-ft ceilings creating an airy feel
 - Abundant natural light throughout
 - Durable vinyl plank flooring
 - New carpet throughout all bedrooms
 - Energy-efficient recessed lighting
 - Half bath on first floor for guests
 - Dedicated laundry nook with built-in shelving
- **Kitchen**
 - Spacious kitchen overlooking the family room
 - 42-inch white cabinets with ample storage
 - Gas Freestanding Range
 - Granite Countertops
 - Large center island
 - Samsung Stainless steel appliance
 - Pantry for additional kitchen storage
- **Primary Suite (First Floor)**
 - Spacious primary bedroom
 - Private en-suite bathroom
 - Double sinks
 - Large walk-in shower
 - Dedicated vanity area
 - Large walk-in closet
- **Secondary Bedrooms (Second Floor)**
 - Three spacious secondary bedrooms
 - Shared full bathroom
- **Outdoor Living**
 - Oversized backyard
 - No rear residential neighbors
 - Backs to a ranch for added privacy
- **Community Amenities – Royal Forest**
 - Private fishing lake
 - Beach area
 - Sports courts
 - Community pavilion
 - Playgrounds
 - Picnic areas

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