



WE ASKED THE SELLERS A FEW QUESTIONS - CHECK IT OUT!

2141 Artic Loon Drive, Conroe, Texas 77385

What are some of your favorite features of your home? What do you love most about your home?

Walking through the front door for the first time, **we immediately fell in love with the bright, open floor plan, soaring ceilings & the natural light that fills every room.** One of the biggest surprises was how much **privacy** the home offers. Being situated on a **desirable corner lot with only one neighboring home and no homes behind us,** creates a **peaceful setting that's hard to find.** It offered everything we were looking for: **a beautiful layout, modern comforts, exceptional privacy, energy-efficient living & a welcoming neighborhood.**

How would you describe the area and living in the community?

One of the things we've appreciated most is the welcoming atmosphere of the neighborhood. **It's the kind of community where kids still ride their bikes, neighbors wave as they pass, and evening walks have become part of our daily routine.** The neighborhood is peaceful, quiet and family friendly, with **parks and a community pool just a short walk away.** The **dedicated walking path to the junior high school** has also been a wonderful convenience for families. **Even though everything you need is just minutes away** including I-45, shopping, restaurants, hospitals & schools, **the neighborhood maintains a relaxing, safe, small-community feel that's hard to find.**

**What are your favorite places to eat, shop
and visit near the community?**

When it comes to dining, we're spoiled with choices!! Some of our family's favorite spots include **Gringo's Mexican Kitchen, Texas Roadhouse, Chick-fil-A, Crust Pizza Co., Olive Garden, The Cheesecake Factory, Kirby's Steakhouse**, P.F. Chang's, and Perry's Steakhouse & Grille. **The Woodlands Mall is less than 15 minutes away** and has become one of our favorite destinations. **Just across the street is Market Street**, an upscale outdoor shopping and dining district where we love strolling through. One of the **biggest hidden gems** nearby is the **Cynthia Woods Mitchell Pavilion**. Having a world-class concert venue just minutes from home

**What else may you share with the future
buyers?**

This home has been **so much more than just a house, it has been where our family made lasting memories**. One of our absolute favorite traditions has been Halloween. The entire neighborhood comes alive as families fill the streets, **children safely trick-or-treat from house to house**, and nearly every home participates by handing out treats. We truly hope **the next family falls in love with this home the way we did** and creates a **lifetime of wonderful memories of their own**. Combined with top-rated schools, nearby hospitals, easy highway access & an incredible variety of shopping, restaurants/entertainment, **this location offers more than just convenience**, it offers a lifestyle that our family has truly cherished.



UPGRADE LIST & UTILITIES

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RECENT LIST OF UPGRADES:

- Added **LED Lighting** to the Garage ceiling
- Added **Exhaust Ventilation System** in garage for improved airflow & comfort for woodworking projects, etc. (*capped ready for new purchaser*)
- **Professional carpet cleaning** (July 2026)
- Added **water filtration system** under Kitchen Sink (Dec. 2020)
- Replaced toilet seats
- Stained the interior fence** to prolong life of fence (early 2021)

TYPE	COMPANY	AVERAGE
Electricity	Entergy Energy	\$125
Gas	CenterPoint Energy	\$40
Water/Sewer/Trash	Texas Pride Disposal	\$100
Fiberoptics/Cable Options	Spectrum, EZ Fiber, Xfinity	N/A, depends on package purchased

