



ROSA ESTATES



Chun Su



(713) 292-7637



springchunsu@gmail.com

Brokered by



Seller's Top 10 Reasons You Love This Home

1. Location, Location, Location — Minutes to I-45 & Grand Parkway 99, yet tucked away in a peaceful and private setting.
2. Waterfront Living with Direct Lake Access — Beautiful water views, backyard fishing, scenic walking trails, plus direct lake access through the rear locked gate.
3. Rare 1.1-Acre Corner Lot — Majestic mature trees, beautiful shade, exceptional privacy & classic black wrought-iron fencing.
4. Spectacular Entertainer's Backyard — Expansive shaded lawn, mature trees, waterfront setting & a newly upgraded oversized concrete patio made for outdoor gatherings.
5. Low-Cost Acreage Living — Approx. 1.69% tax rate with no MUD tax, plus public water — city convenience with country-style living costs.
6. Spacious & Open — 4,300+ SF with 5–6 bedrooms, plus a formal living room, formal dining room, family room, game room & breakfast room.
7. Beautiful Interior Finishes — Wood flooring, granite countertops, quality cabinetry & tasteful finishes throughout.
8. Exceptional Neighbors & Peace of Mind — The sellers especially value the wonderful next-door and across-the-street neighbors, along with the exceptionally quiet and peaceful surroundings.
9. Highly Regarded Conroe ISD Schools — A sought-after school district serving the Spring/The Woodlands area.
10. Extended 3-Car Garage & Exceptional Parking — Long driveway plus additional concrete space extending toward the backyard, offering abundant parking and everyday convenience.