



PROPERTY SUMMARY & CAPITAL IMPROVEMENTS

6595 Sweet Marjoram Lane • Lake Conroe, Texas

2024	2,700	20,000	600	300
YEAR PURCHASED	SQ FT • MAIN HOME	SQ FT • LOT	SQ FT • COVERED PATIO	SQ FT • ROOFTOP CABANA

PROPERTY OVERVIEW

Single-family home on Lake Conroe, purchased in 2024 and improved substantially since. The main house offers **2,700 sq ft of heated space** on a **20,000 sq ft lot (approximately 0.46 acres)**, with mature landscaping and a high degree of privacy. Two added features set the property apart from comparable homes in the area: a **600 sq ft covered patio with a roof extension** and a **300 sq ft elevated rooftop cabana with unobstructed 360-degree views of Lake Conroe and the surrounding community**. Interior and system upgrades include hardwood flooring throughout, a remodeled master bathroom, remote-controlled electric blinds on all windows, and upgraded ceiling fans. The community has **residence-only gated lake access**.

DETAIL	INFORMATION
Year purchased	2024
Main house (heated)	2,700 sq ft
Covered patio	600 sq ft
Rooftop cabana	300 sq ft — elevated, 360° lake views
Total lot size	20,000 sq ft (approx. 0.46 acres)

CAPITAL IMPROVEMENTS

All improvements completed since the 2024 purchase, with actual costs.

IMPROVEMENT	COST
Covered patio (600 sq ft) + roof extension	\$60,000
Rooftop cabana — 300 sq ft, elevated 360° view	\$40,000
Landscaping — trees, shrubs, flowers, garden development	\$20,000
Master Bathroom remodel included Water & Air Hydro Massage tub	\$15,000
Electric app-controlled blinds (all windows)	\$12,000
Hardwood flooring (replaces carpet throughout)	\$8,000
French drainage system	\$5,000
Polyaspartic floor covering (patio & cabana)	\$5,000
Ceiling fans — upgraded to Minka Air throughout	\$2,500
TOTAL CAPITAL IMPROVEMENTS	\$167,500