

Updates & Features *for* 11956 White Oak Crossing



4 Beds



3.5 Baths



3,784 SQFT



88,309 Lot Size



POOL/SPA



Guest House

Property Summary

- **Living Space:** 3,784 SQFT Main House + 1,156 SQFT Guest House.
- **Acreage:** 2 Beautiful, Wooded Acres in White Oak Estates.
- **Garage Space:** 3-Car Main Garage + 1-Car Guest Garage.
- **Saltwater Pool & Spa:** Fully gated pool enclosure.
- **Acreage & Privacy:** Wooded buffer around the perimeter offering privacy.
- **Conroe ISD:** Houser Elem, Vogel Intermediate, Irons Jr High, Oak Ridge High School.

Main Residence Highlights (3,784 SQFT)

- **Layout:** 3 Bedrooms DOWN with 2.5 baths + 1 Bedroom UP with full bath and game room.
- **Flooring:** 100% hard flooring throughout the main home.
- **Home Office:** Glass entry double doors, built-in shelving, cabinetry, and desk.
- **Kitchen:** Oversized walk-in pantry, gas stove, under-cabinet lighting, refrigerator included.
- **Entertainment Game Room:** ~950 SQFT open concept space with wet bar and cabinetry.
- **XL Utility Room:** Includes built-in cabinetry, a dedicated utility sink, room for a refrigerator.

Guest House Highlights (1,156 SQFT - Built 2016)

- **Private Entrance:** Ideal for multi-generational living or long-term guests.
- **Layout:** 2 Bedrooms, 1 Full Bathroom with tiled walk-in shower.
- **Kitchen:** Ample counter & cabinet space, gas stove, wall oven, microwave, dishwasher.
- **Flooring:** Ceramic tile in bathroom and main living area, carpet in the bedrooms.
- **Outdoor Space:** Glass double doors open to a private patio and yard space.
- **Utility Room:** Full size laundry space with built-in cabinetry and a dedicated utility sink.

Mechanicals, Roof & Systems

- **Roof:** Main House replaced in 2023; Guest House is original roof installed 2016.
- **HVAC:** Two units for Main House, controls the 1st floor. Replaced in 2023.
- **HVAC:** One unit with separate thermostats for the Upstairs + Guest House, added 2019.
- **Water Heaters:** (3 tanks total): Main House – unknown; Guest House – 2016.
- **Pool equipment:** Pump – 2024; Waterfall pump – 2026; heater needs repair.
- **Septic:** Aerobic treatment system, no drain field, 3 sprinklers in front yard.

Utilities

- **One utility bill** for both main house and guest house.
- **Electricity:** Provided by Entergy
- **Water:** Provided by White Oak WSC
- **Natural Gas:** Provided by Centerpoint
- **Trash:** Provided by Best Trash
- **Septic:** Annual contract with Big Papa Joe's Wastewater Systems, serviced 3 x annually
- **Internet Options:** Spectrum, AT&T fiber, Ezee Fiber

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