Upgrades & Features

UPDATES SINCE PURCHASE:

- New roof & gutters (2024)
- New AC (2026)
- New fence (2022)
- Added 14 piers on the back and left side of the home (Work done by Conroe Foundation Repair with a 10-year transferable warranty – documents are in attachments)
- Added landscaping and landscape lighting
- Extended the driveway for additional parking
- Extended the back patio for entertaining and outdoor enjoyment
- Installed new window treatments
- Added Luxury Vinyl Plank flooring in secondary bedrooms
- New exterior lighting

FEATURES:

- Set on more than a third of an acre, this stunning luxury home features an extra-deep backyard with room to create your own outdoor retreat!
- The elegant stucco and stone exterior, complemented by a beautifully manicured lawn and landscaping, gives the home a striking presence. Recent exterior updates include a new roof, gutters, and outdoor lighting.
- The two-car garage features a workbench for weekend projects and plenty of storage for tools and lawn equipment. Highlights include refreshed lighting and an updated garage door with a new opener.
- Double doors with intricate leaded-glass detail, welcome you into a formal foyer, where travertine flooring, high ceilings, and stately columns create a sense of grandeur.
- French doors open to a sunlit study overlooking the front yard. With a full bath just across the hall, the study could also serve as a fourth bedroom.
- The dining room features recessed lighting and an elegant chandelier that sets the tone for holiday dinners and evenings spent around the table with guests.
- A wall of windows fills the formal sitting room with natural light, making it an inviting spot to host book club, play a round of mahjong or bunco, or catch up with guests. (The piano conveys with the house.)
- The living room features a recessed ceiling and a gas fireplace w/granite surround that serves as a cozy focal point. It opens to the kitchen and breakfast area, creating a seamless flow while entertaining.
- The island kitchen features rich wood cabinetry, gleaming granite countertops, a huge breakfast bar, stainless-steel appliances that include a 5-burner gas range, and a walk-in pantry.
- Natural light fills the breakfast area, creating a bright spot for casual meals overlooking the HUGE backyard.
- The spacious, private owner's suite features a double tray ceiling w/indirect lighting, his & hers closets w/ built-ins, engineered wood floors, and private access to the back patio.



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- Spa-inspired ensuite bath with his and hers vanity areas, a relaxing soaking tub, and a walk-in shower.
- Two secondary bedrooms feature new luxury vinyl plank flooring, spacious closets, and direct access to a shared bath w/dual sinks and a walk-in shower with bench seating.
- The laundry room offers storage to keep supplies organized, a folding counter, and a convenient hanging rod.
- The third bathroom features a large walk-in shower and opens directly to the backyard, making it a convenient spot to freshen up after time outdoors.
- Entertain outdoors on the extended patio overlooking the expansive backyard featuring 3 apple trees and 2 pear trees. There's room to add your future dream outdoor paradise.

AVAILABLE FOR PURCHASE:

- Washer & Dryer (New in 2022)
- Refrigerator (New in 2022)

