

Upgrades & Features

FEATURES:

- Beautiful waterfront home in desirable gated community of Blue Heron Bay, offering easy access to shopping, dining, and entertainment
- Tucked away in a quiet, serene cove overlooking a wildlife refuge island. (No boat traffic and just minutes from open water!)
- Pristine front yard featuring a lush, verdant lawn
- 2-car oversized garage with EV charger
- An inviting double-door entry welcomes you into a grand two-story foyer and a stunning open floorplan with soaring ceilings.
- Private home office/study with double French door entry and a closet (could be 4th bedroom)
- Arches define the spacious formal dining room, perfect for hosting elegant dinners
- Massive living room with soaring ceilings that enhance the open layout. An inviting entertainment wall showcases a cozy fireplace, flanked by lighted, arched niches featuring floating shelves and credenzas that will remain with the home.
- Huge light-filled breakfast room offers a bright, cheerful ambiance
- Gourmet kitchen features a center island w/ gas stovetop (2017), gorgeous granite counters, and abundant storage. Updates include a sleek kitchen faucet and a stylish backsplash.
- Off the kitchen is a huge laundry room w/ built-in storage and a convenient full bath.
- Owner's suite with focal recessed ceiling, abundant natural light, and access to the backyard
- Owner's spa-like ensuite bath features dual vanities w/new sinks, huge walk-in shower w/new shower glass and a jetted soaking tub for relaxation
- Dramatic staircase to the second-floor game room with access to balcony that overlooks the backyard oasis and the beautiful Lake Conroe!
- Two secondary bedrooms upstairs feature walk-in closets and share a hall bath with dual sink/vanity areas
- Natural gas furnace, water heater, fireplace, and pool heater (Pool heater is approx. 4 yrs)
- Wrought-iron fencing with gate (approx. 3 yrs)
- Multiple outdoor entertaining areas, ideal for hosting your holiday events
- Sparkling PebbleTec heated pool and spa for ultimate entertainment
- Boat slip with 2 drop stairs and decked storage.
- Spider & mosquito spray system on balcony and front yard

UPDATES SINCE PURCHASE:

- Roof (2017)
- Updated wrought iron fencing around perimeter (Approx. 3 yrs)
- Painted exterior of home (2025)

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- 2 HVAC Systems (2025)
- Many windows were updated and many window screens installed
- Updated carpet (2017)
- Water heater (approx. 3 yrs old)
- Gas stovetop (2017), Kitchen faucet, backsplash
- Updated sinks and shower glass in primary suite
- Resealed the decorative tile around the pool. Replaced pumps & filter on pool. Pool heater is approx. 4 yrs.
- Updated ceiling fans in bedrooms, Living room fan (2025)

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