

COMPASS

BARTON CREEK RANCH

2824 Beech River Court

4 BD 2.5 BA 3230 SF



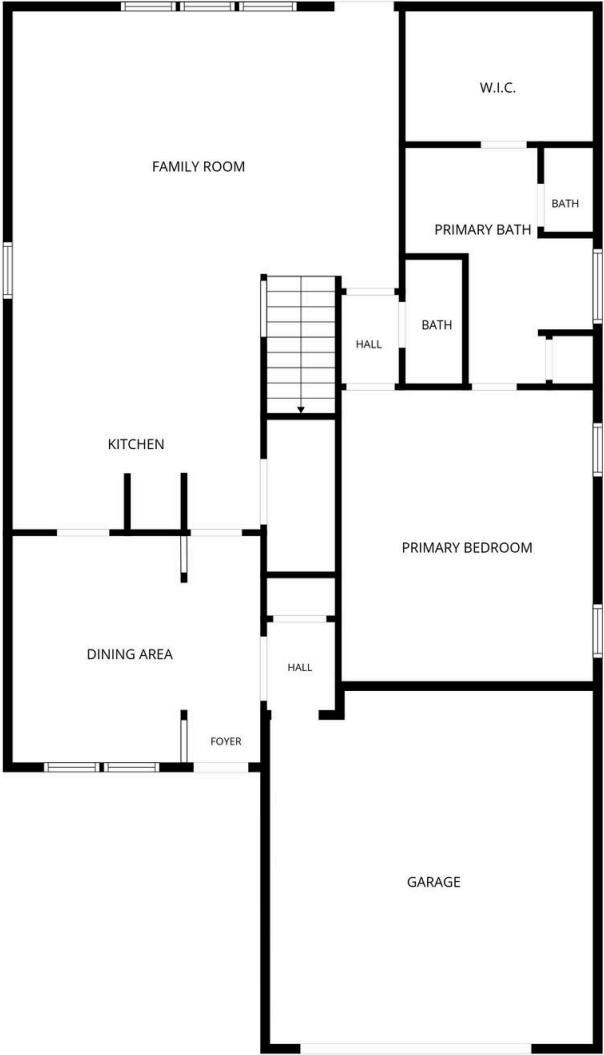
Features

2824 Beech River Court
Conroe, Texas 77301

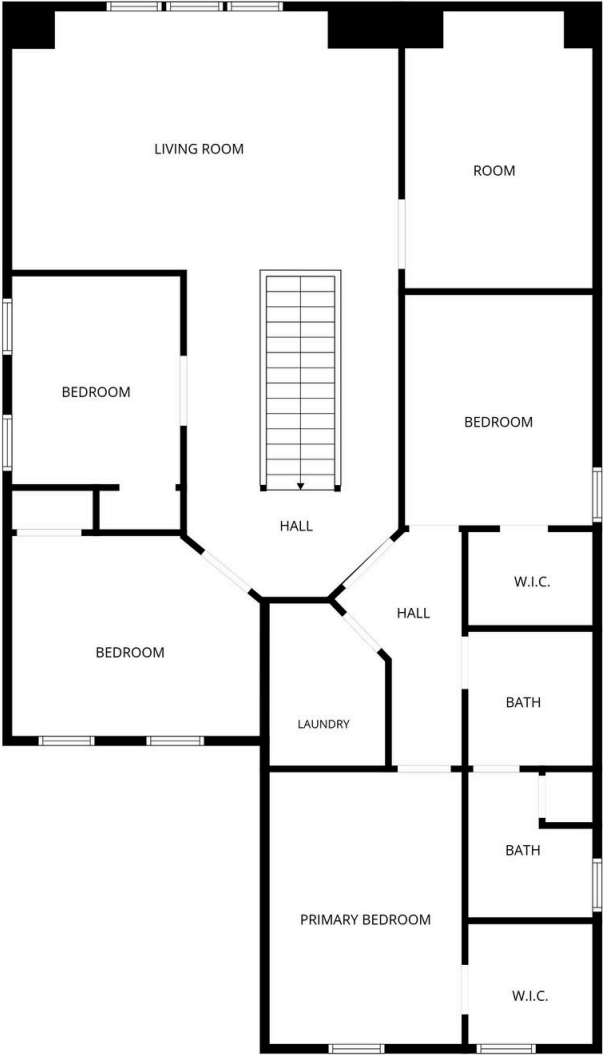
- **Move-in ready with fresh paint and brand-new carpet** Fresh cosmetic updates mean less work and expense for the next owner.
- **Over 3,230 square feet with a functional layout** Plenty of room to spread out while still offering comfortable everyday living.
- **Large first-floor primary suite** Private retreat with dual sinks, a spacious walk-in closet, and a luxury shower featuring dual shower heads with independent temperature controls.
- **Open-concept kitchen overlooking the living room** Perfect for entertaining and staying connected while cooking.
- **Gas range and oven** A highly sought-after feature for home chefs.
- **Kitchen designed for functionality** Large breakfast bar, huge pantry custom storage solutions, and a built-in glass rinser at the sink.
- **Huge upstairs game room and dedicated media room** Flexible spaces for movie nights, hobbies, fitness, or a second living area.
- **Four spacious secondary bedrooms upstairs** Generously sized rooms with flexibility for guests, home offices, or other needs.
- **Covered back patio overlooking a large backyard** Great outdoor living space for relaxing, entertaining, or enjoying the outdoors.
- **Bright natural light throughout** Large windows help the home feel open, inviting, and airy.
- **Wood-look tile in main living areas** Attractive, durable flooring that's easy to maintain.
- **Formal dining room** Ideal for holiday gatherings, dinner parties, or can easily serve as a flex space.
- **Ample storage throughout** Thoughtful storage solutions help keep everyday life organized.

Floorplan

2824 Beech River Court
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1st floor



2nd floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Barton Creek Ranch

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Neighborhood Amenities & Nearby Recreation

🏊 Community Pool

Pickleball Courts

Playground & Park

Walking Trails

Green Spaces & Picnic Areas



Just Across the Street: Carl Barton Jr. Park

One of Conroe's premier parks is only moments away, offering:

- Over 200 acres of recreation
- Miles of walking and biking trails
- Fishing pond
- Multiple playgrounds
- Soccer, baseball & softball fields
- Covered pavilions and picnic areas
- Wide open green spaces for year-round enjoyment

Seller Insights

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*We've asked the sellers a few questions to
get to know their community...*

How would you describe the area, and what it's like living here?

Friendly! Its a tight knit community. There is a lot to do and the neighborhood is very friendly

What has been your favorite thing about living in this community?

We love the neighbors and the walking trails. There is a true sense of community with events and people enjoying outdoors.

What are your favorite places to eat, shop, visit in the neighborhood?

Everything you need is close by! Kroger, Red Brick Tavern, Pacific Yard House, Paulette Cafe, Honor Cafe, Crust Pizza and Einsteins Bagels

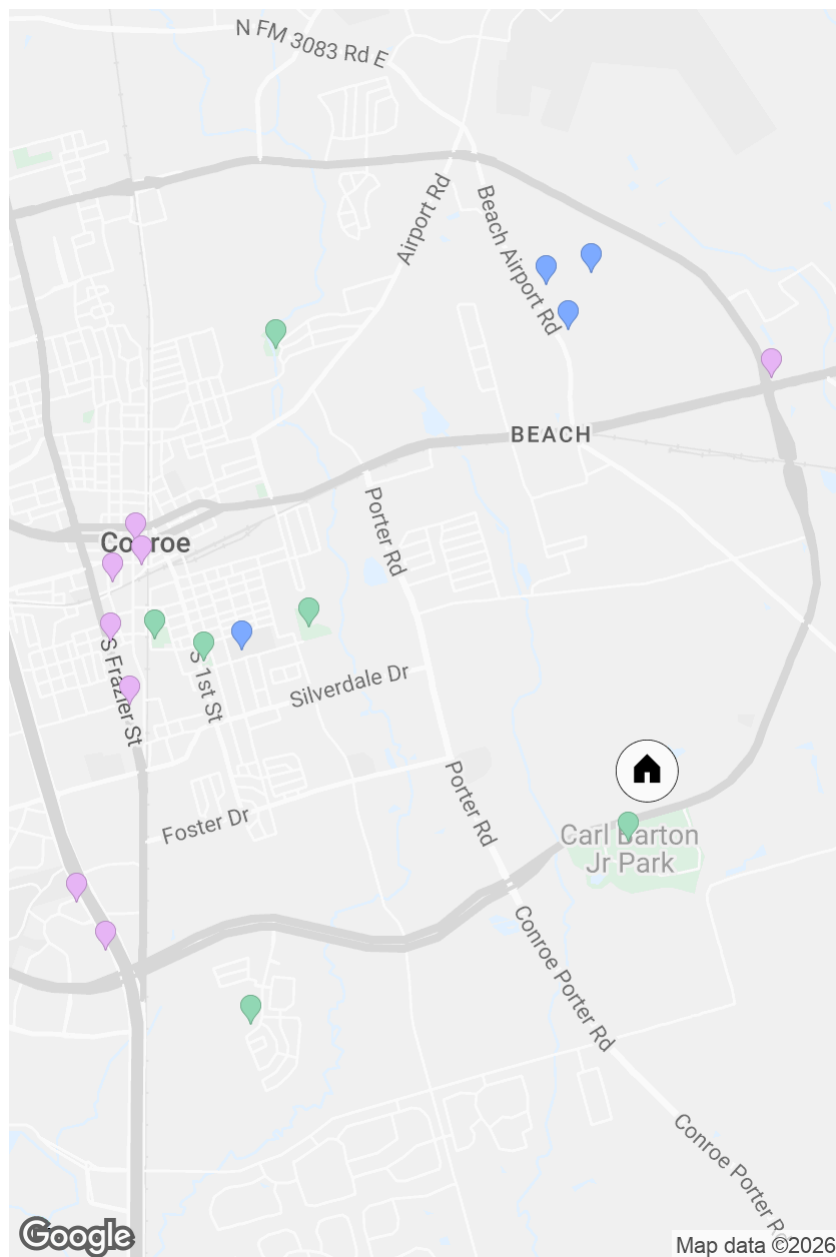
What else can you share with future buyers?

We've loved our time here and hope you do as well!

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Barton Creek Ranch

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SCHOOLS

Booker T Washington High School, 2.17mi
Patterson Elementary School, 2.30mi
Bozman Intermediate School, 2.54mi
Donald J Stockton Junior High School, 2.57mi

RESTAURANTS

Little Caesars Pizza, 2.67mi
Jack in the Box, 2.11mi
Pizza Hut, 2.92mi
Pacific Yard House, 2.79mi

Taco Veloz, 2.83mi
Dragon Bowl C Boba and Noodle Bar, 2.87mi
Honor Cafe Conroe, 2.90mi
IHOP, 3.00mi

PARKS

Carl Barton Jr Park, 0.37mi
Dr. Martin Luther King, Jr. Park, 1.88mi
Booker T. Washington Park, 2.34mi
Stewart's Forest Recreation Park, 2.41mi
Lewis Park, 2.61mi
Stewarts Creek Park, 2.88mi