

Lake Living Without the Lakefront Price Tag

*A gated Lake Conroe retreat with dual main-floor suites — steps from the water,
minutes from I-45*



MODERN PROPERTY

12379 PEBBLE
VIEW DRIVE

CONROE, TX 77304

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PROPERTY OVERVIEW

Discover a rare blend of lake lifestyle and everyday comfort inside the gates of Pebble Glen on the Lake — an intimate, gated enclave of roughly 100 homes on the deep-water side of Lake Conroe near the dam. This 4-bedroom, 4.5-bath home spans 3,416 square feet and was thoughtfully designed so every space earns its place.

Two full primary suites on the main floor anchor a flexible layout, while an entertainer's kitchen — built around an oversized stone island — opens to a living room with a gas-log fireplace and built-ins. Upstairs delivers a second living zone with two bedrooms and a dedicated media room.

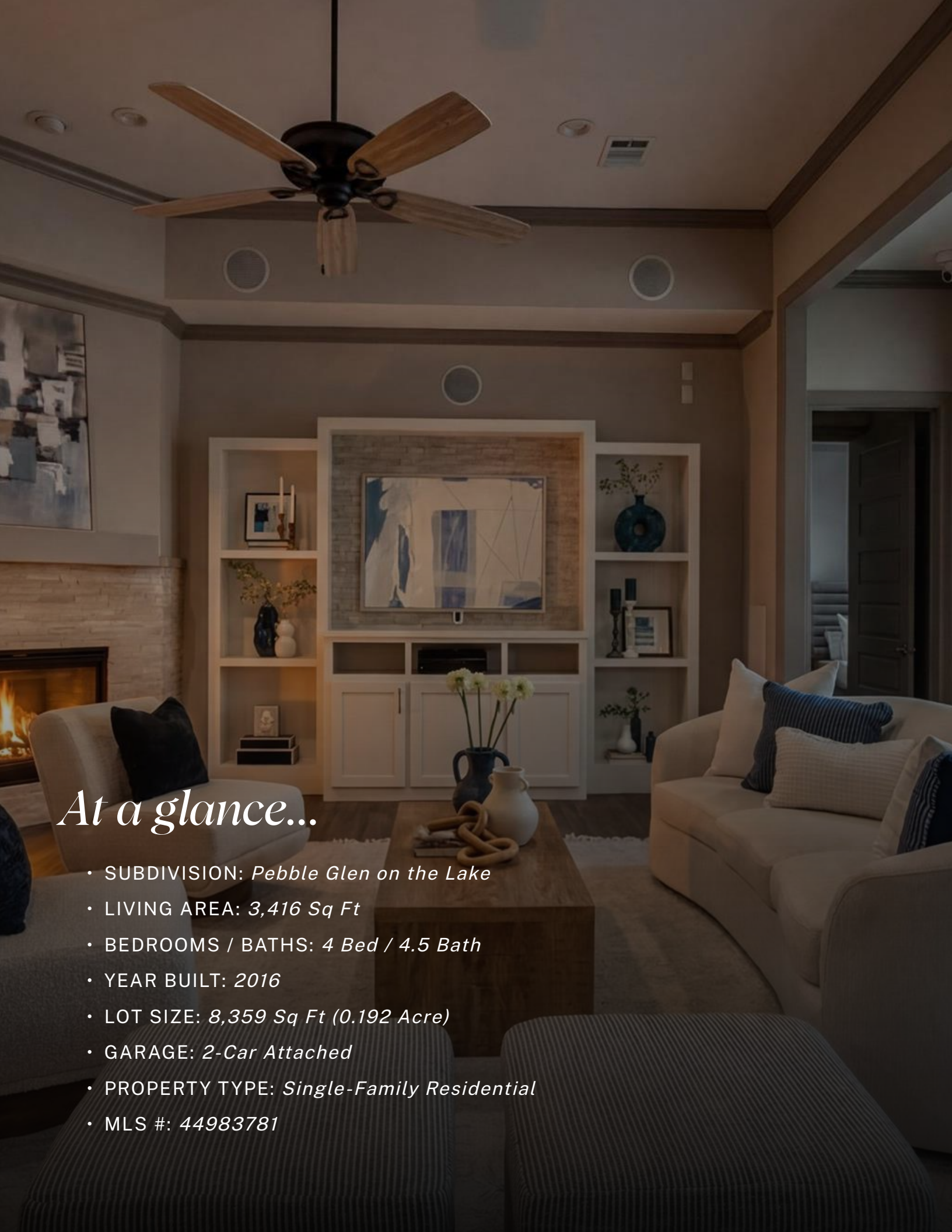
Extensively upgraded by its owners, from a complete Vivint security system to Tachus fiber internet, whole-home water softening, and a resort-style covered patio, this home offers the Lake Conroe lifestyle most people only experience on vacation — as an everyday address.





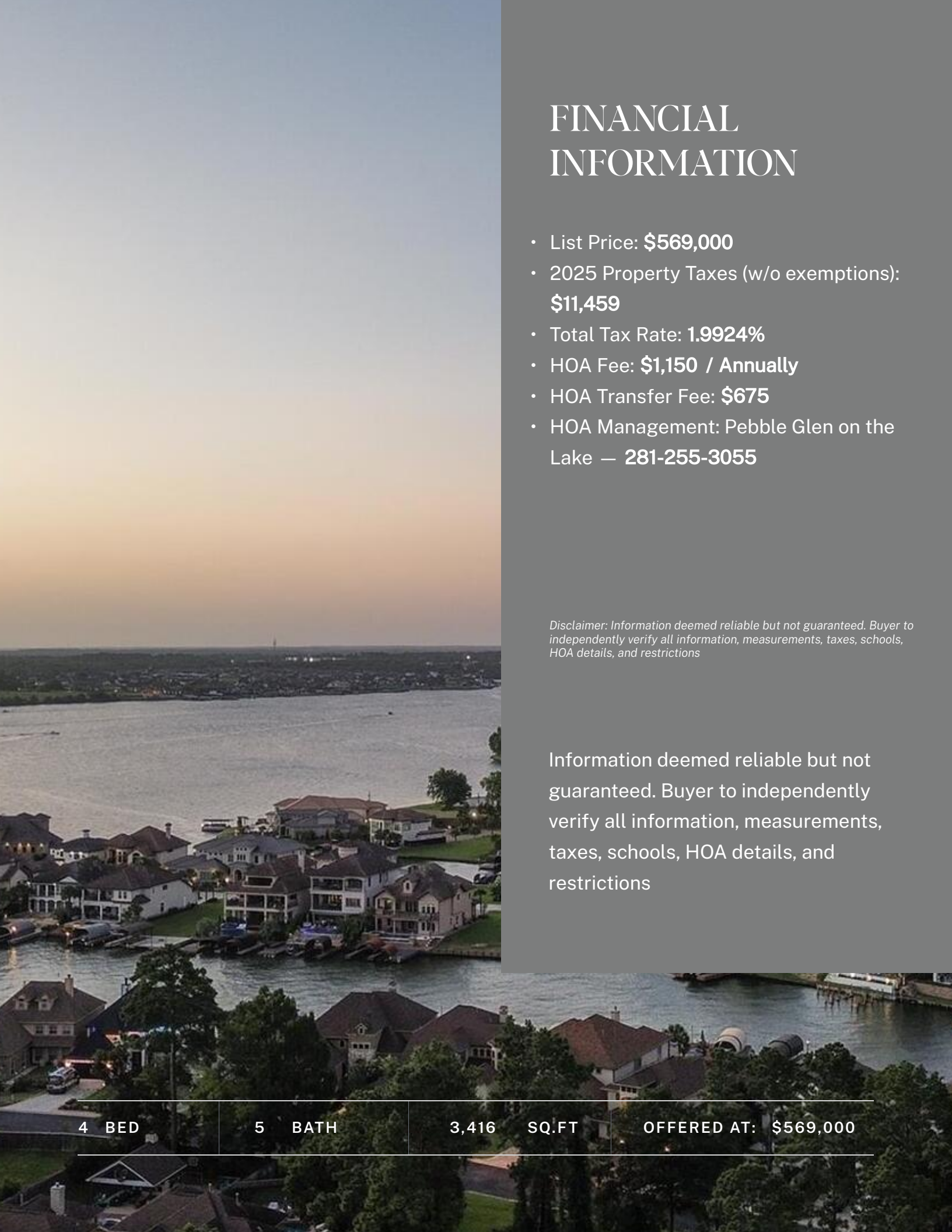
COMMUNITY FEATURES

- Gated, controlled access
- Private community boat ramp
- Community pool with lake views
- Park, playground & walking trails
- Deep-water location near the dam



At a glance...

- SUBDIVISION: *Pebble Glen on the Lake*
- LIVING AREA: *3,416 Sq Ft*
- BEDROOMS / BATHS: *4 Bed / 4.5 Bath*
- YEAR BUILT: *2016*
- LOT SIZE: *8,359 Sq Ft (0.192 Acre)*
- GARAGE: *2-Car Attached*
- PROPERTY TYPE: *Single-Family Residential*
- MLS #: *44983781*



FINANCIAL INFORMATION

- List Price: **\$569,000**
- 2025 Property Taxes (w/o exemptions):
\$11,459
- Total Tax Rate: **1.9924%**
- HOA Fee: **\$1,150 / Annually**
- HOA Transfer Fee: **\$675**
- HOA Management: Pebble Glen on the Lake — **281-255-3055**

Disclaimer: Information deemed reliable but not guaranteed. Buyer to independently verify all information, measurements, taxes, schools, HOA details, and restrictions

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4 BED

5 BATH

3,416 SQ.FT

OFFERED AT: \$569,000



FEATURES & UPGRADES

INTERIOR

- Oversized stone island kitchen — gas cooktop, walk-in pantry, under-cabinet lighting
- Two full primary suites on the main floor, each with private en-suite bath
- Primary bath: soaking tub, separate walk-in shower, dual vanities, tray ceiling
- Gas-log fireplace with built-in shelving
- Formal entry and formal dining
- Second-floor game room with custom cabinetry
- Dedicated media room with custom bar & Klipsch 7.1 surround
- Two additional upstairs bedrooms (one en-suite)
- Refrigerator conveys

SYSTEMS & SMART HOME

- Complete Vivint security (owned): cameras, door/window & glass-break sensors, smart lock, app-controlled climate & lighting
- Tachus fiber internet + CAT6 data wiring throughout
- 5.1 in-wall surround sound system
- Whole-home water softener (owned)
- Water leak sensors (laundry & water-heater areas)
- All-LED lighting + 6" recessed soffit lighting on timers
- Epoxy-coated garage flooring

EXTERIOR & GROUNDS

- Extended covered patio with ceiling fans & included outdoor TV
- Fully fenced backyard with room for a pool
- Cedar fence & updated front landscaping
- Retaining wall + full drainage system to street
- Roof gutters with integrated drainage
- Elevated homesite — across from the lake, without waterfront flood exposure





COMMUNITY OVERVIEW

Pebble Glen on the Lake is a private, gated waterfront community on Lake Conroe, known for one of the most dramatic settings on the lake and shared by roughly 100 homes. Residents enjoy deep-water access near the dam, a private boat ramp, a community pool with lake views, a park, playground, and walking trails — all within a controlled-access, deed-restricted enclave.

The location balances peaceful lakeside living with quick access to I-45, shopping, and dining, roughly 45 miles north of Houston.



SCHOOLS — ZONED TO WILLIS ISD

- **Eddie Ruth Lagway Elementary** — 11505 Pine Valley Dr, Willis
- **Homer C. Calfee Middle School** — 7373 Longmire Rd, Conroe
- **Willis High School** — 10005 Highway 75 N, Willis

LOCAL GOVERNMENT

- Montgomery County
- City of Conroe (ETJ)

UTILITIES & SERVICES

- **Electric:** Entergy Texas
- **Natural Gas:** CenterPoint Energy
- **Water & Sewer:** City of Conroe
- **Internet:** Tachus Fiber

LOCATION & LIFESTYLE

Set on the shores of Lake Conroe, this home puts water recreation, dining, and outdoor adventure at your doorstep. Lake Conroe — on the west fork of the San Jacinto River — is celebrated for boating, fishing, and watersports, while the 160,000-acre Sam Houston National Forest and the 129-mile Lone Star Hiking Trail offer endless space to explore.

Nearby, Margaritaville Lake Resort brings a beach and water park to the lake's edge, and Old Town Conroe and Old Town Montgomery deliver walkable shopping, dining, and live entertainment. Downtown Conroe's arts scene, area golf, and everyday retail are all minutes away.

With I-45 close by, Houston and The Woodlands' world-class shopping, dining, and medical care are an easy drive — the convenience of the city without sacrificing the serenity of the lake.



Enjoy Lake Conroe boating and fishing, Margaritaville Lake Resort, Old Town Conroe & Montgomery, and Sam Houston National Forest — all just minutes from home."



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PORTFOLIO
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Leading
REAL ESTATE COMPANIES
OF THE WORLD



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