

H O M E

Features

2026 - New Composite Roof & Smoke Detectors

2025 - New Hot Water Heater & New Wrought Iron Front Doors

Impressive Front Entry with **GRAND Double Iron Doors** and Arched Transom.

Extensive Solid Wood Cabinetry, Wood Trim, and 8-Foot Solid Wood Doors throughout the home interior.

12-Ft Tray Ceilings with Accent Lighting in multiple rooms and **12-Ft Ceilings** throughout the home.

Remote-controlled Hunter Douglas 4" **Silhouette Blinds** in Living Room, Breakfast Room/Kitchen, and Primary Bedroom.

4" **Custom-Painted Shutters** in Dining Room & Office plus 3" **Pleated Shades** in Secondary Bedrooms.

Secondary Bedroom with **En-suite Bathroom**.

Large Utility Room with Storage Closet, Wood Cabinetry, and Sink.

Ample Storage Closets and Cabinetry throughout the home.

Oversized, 3-Car Garage with **Epoxy Flooring** and **Large Floored Attic**.

Huge Covered Patio with **Hot Tub** and Solar Lighting.

Quality Stucco Exterior with **Ambient Lighting, Rain Guard Guttering, and Mosquito Mist System**.

Landscape Lighting in front & on sides of house with an **Automatic Sprinkler System** completely surrounding the home.

Large, wide driveway with room for 6+ cars when entertaining or hosting guests.

Whole-home Portable Generator and **Hot Tub** included with the sale of the home.

QUALITY CUSTOM HOME built by the highly respected **Advantage Homes**, who is still building in the area.

Surrounded by beautiful homes, near Lake Conroe, and the Golf Course just across the street!

Heather Darter
LAKE CONROE REALTOR

