

9228 Lake Conroe Drive

CONROE TEXAS

Custom Coastal Modern Luxury on Lake Conroe

BUILT	LOT	BEDROOMS	BATHS	GARAGE
2023	1 acre	4 or 5	4 full 1 half	3 car

WATERFRONT SETTING

- Deep-water setting on Lake Conroe
- Full one-acre homesite
- 30-foot vaulted ceiling in the main living area
- Approximately 200 feet of prime water frontage
- Separate roof deck with unobstructed panoramic lake views
- Custom coastal modern design completed in 2023

BOATHOUSE AND OUTDOOR LIVING

- Two boat slips and two jet ski lifts
- Built-in table and bench plus waterfront swing
- Heated chlorine exercise pool and hot tub
- Dedicated dog run
- Fish-cleaning station and enclosed storage room
- Boathouse bug-misting system
- One-inch cool-touch marble pool decking

INTERIOR LIVING AND GUEST ACCOMMODATIONS

- Flexible 4 or 5 bedroom floor plan with 4 full and 1 half baths
- Additional bunk room for guests
- Three-car garage
- Game room with two built-in bunks that sleep four
- Murphy beds in two guest rooms allow each to double as a home office

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LUXURY FEATURES AND SYSTEMS

CHEF KITCHEN AND BEVERAGE BAR

- Thermador range with double ovens and six burners
- Quartzite island with abundant storage
- Soft-close cabinets and drawers
- Beverage bar with wine refrigerator
- Two microwaves
- Quartz perimeter countertops
- Coffee bar with dedicated plumbing
- Oversized walk-in pantry with butcher-block counter, electrical outlets and exhaust vent

PRIMARY SUITE

- Double doors open directly to the back patio
- Two custom closets, each with its own washer and dryer
- Two-person spa with built-in music and mood lighting
- Walk-through shower finished in marble tile
- A third laundry area is located in one of the full baths

MAJOR SYSTEMS AND PROPERTY FEATURES

- Generac 26 kW whole-home generator
- 1,000-gallon propane tank
- Private well and water softener
- Sprinkler system
- Tankless water heater
- Foam insulation
- Septic system

A distinctive Lake Conroe property created for luxurious everyday living, effortless entertaining and unforgettable waterfront experiences.