

**952 Firthwood Lane
Conroe, TX 77301
FEATURES AND UPGRADES**

Stunning features found throughout this home include:

- Exotic acacia engineered hardwood floors everywhere except wet areas and the master
- Alarm system and cameras are disconnected at the moment, but it stays
- Tall ceilings, architectural arches, easy clean windows and maple cabinets

OUTDOOR LIVING:

CUSTOM GUNITE HEATED POOL includes top of the line pool equipment and generous stone coping. Pentair IntelliChem Pool Chemical Controller can be controlled and monitored via a phone app. It tests and injects the chemicals as needed. Has a vacuum hook-up for easy maintenance (vacuum not included). Jetted hot tub/spa, tanning shelf, slide, bubblers, spillover from spa, and 4 deck jets that can be on or off individually. Auto fill and drainage for evaporation and/or rainy days. It also has a freeze sensor and will run the water to prevent anything from freezing during cold nights.

Also includes:

- Large covered patio with stained cedar ceiling treatment
- Pre-wired for speakers in the ceiling and 3 ceiling fans
- Pool equipment enclosed to keep pets and kids out of the area.
- Two separate patio areas, the round one is great for sunbathing or gathering around a fire pit
- Concrete pathway that runs all the way to the front of the home
- Trash pad for trash can storage behind the fence
- Wrought iron fence on the eastern side of the home, great dog run area
- Mature landscaping in the back
- Small metal fencing on the west side of the yard if you want to close it off
- The automatic rain sensor sprinkler system covers entire yard is in perfect working order
- Easy maintenance rock beds, no messy mulch to re-do every spring from wash out
- Keeps pets feet clean

GENEROUS 4 SIDED ISLAND KITCHEN:

- Large skylight over the island, great natural light and a WOW upgrade with guests
 - Granite counters and neutral tile backsplash
 - Generous-sized breakfast bar provides extra seating
 - Tall maple cabinets in the kitchen for tons of storage
 - NEW GE Profile Slate Convection Oven (Smudge-proof), Dishwasher, Microwave. High-capacity French Refrigerator with ice maker and extra ice storage in freezer below
 - Recessed lighting, walk-in pantry
 - Two entrances make for easy navigating when more than one chef is in the kitchen
 - Recently upgraded faucet in the kitchen
 - Custom wine rack over the beverage nook in the kitchen
 - Large energy efficient windows that tilt in for easy cleaning!!
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- Custom wood shades for windows in the office and master
 - Custom blackout roman shades along the main living areas in the back of the home
 - French doors on the main hallway

MASTER BEDROOM:

- Large private master suite with 2 walk in closets and master bath split from the rest of the bedrooms
- Rain glass in the master shower for privacy, his and her vanities and two walk-in closets
- New light fixtures
- Pretty bay window in the bedroom is perfect for a reading nook

OTHER ROOMS:

- Fabulous open FAMILY ROOM is open to many layouts due to the seamless flooring
- Cozy corner fireplace and high end surround sound built-in
- Great visibility to pool area by design
- BREAKFAST ROOM w/ generous breakfast bar also overlooking the gorgeous pool
- Large FLEX ROOM currently used for an office, could be game room, media or possibly a 5th bedroom
- FORMAL LIVING ROOM used as a media room currently, but it could be a study or nursery
- Elegant DINING ROOM with convenient access to kitchen and living areas
- Open floor plan great for entertaining with beautiful archways and rounded corners
- GUEST BEDROOM with double door entry with private en suite bathroom
- BEDROOMS 2 & 3 have large closets and are larger than most secondary bedrooms built now
- Note floor-to-ceiling cubbies perfect for organizing all your books & treasures
- Built in shelves in spacious closets
- Full bathroom off side hallway, with a neutral tiled shower
- Indoor laundry with built in open shelving areas