

12557 LONGMIRE LAKEVIEW

An Owners introduction

This home is located in the small gated and wooded community of Longmire on Lake Conroe. It is located on a finger of Lake Conroe, near the dam. The property faces due south, with the rear view of open water to the north. From the rear deck, enjoy a vision of stately pine trees framing lakeside communities. Imagine the surprise of an amphibious airplane practicing landings and takeoffs down the length of this cove of beautiful Lake Conroe.

Longmire on Lake Conroe is located just 6 miles from I-45, just a short five minute drive. The gated community boasts a private boat launch ramp, and a small shaded fishing pier for the angler. A bench and a picnic table add to the ambiance. This home on Longmire Lakeview is located just four houses from the boat launch ramp, a short walk to a beautiful grassy tree lined "park" where you can picnic, walk your dog, or just enjoy the wildlife and serenity.

This home is a two story, traditional stucco and rock material. It boasts a new roof, only three months old. As you pass around the house via a small walkway in front of the spacious three car garage, note the whole house generator located on the west side of the house. Drains on each side of the home carry heavy rains directly to the lake. Continuing through the gate (backyard is fenced on both sides down to the water), you'll pass a saltwater pool, with a spa and slide attached, then the large dock comes into view. One boat lift with a cover and two jet ski lifts in

the other slip. The boat lift and the sprinkler motors (located in a box on the dock) were replaced last year after hurricane Harvey. All boards and boxes damaged with that storm have been replaced, although the dock has not been repainted. (Awaiting a new owner and their preferences in this regard). The dock is so large, imagine hosting an engagement party with a live band! (we did, what fun!) The dock also boasts a full height flagpole with the red white and blue, or the flag of your favorite college team on game night.

This home has two screened in porches, one large enough to host guests, with cabinets, a sink, and a small refrigerator...or relax on a cool evening in the upstairs screen room, watching shooting stars in your jammies. Enjoy the lightning show from a thunderstorm rolling in from the northwest.... oh yes, and beautiful sunsets from the spa while enjoying a nice glass of your favorite beverage!

Inside this home, entering from the screen porch, a gas fireplace separates the living room from a small sitting/tv room. The master bedroom to the right has double French doors to access the screen room. Attached to the master is a beautiful large master bath, with a full tub and shower, two vanities, storage, and a large master closet.

Wood shutters found throughout the home are about four to five years old. They provide privacy when needed, are fully adjustable, and save on fuel bills.

A large game room is upstairs, along with three bedrooms (one is a second master), two bathrooms with two extra sink rooms, a wet bar,

and double doors to the screened in porch. What a view from upstairs...get your binoculars out! Each of the bedrooms offers unique closets...one the length of the room, another with a cedar closet inside another closet, and the third bedroom has two closets!

All but two rooms have new ceiling fans; all thermostats were just replaced, and all woodwork and some walls freshly painted. Crown molding in every room is also freshly painted. Moving to the kitchen, you will find granite countertops and almost new (5 years old) stainless steel appliances. A laundry room with a sink and storage closet plus cabinets is located between the kitchen and outside garage.

The three car garage has a floored attic with plenty of storage to meet most needs. A large concrete driveway provides ample room for your guests parking.

This completes the tour of 12557 Longmire Lakeview....hope you see the home...and enjoy the view!