

628 Catfish Lane, Conroe, TX 77384

Custom built home

There is so much to tell you about this home and space on HAR is just not available. So, lets dive in!

High and dry – Lakeland (neighborhood) and 628 Catfish Lane has NEVER FLOODED! Lakeland engineered for optimal drainage with 4 retention lakes which withstood the onslaught of Harvey. 628 Catfish Lane went a step further with a retention wall filled with river rock for additional added protection. 628 Catfish Lane was even landscaped for the natural flow and drainage to address potential muddy areas after substantial rainfall.

Galvalume metal roof: Steel roof coated for longevity and durability with a composition of 45% zinc, 55% aluminum, and a small % of silicon. Roof life expectancy can be 100+ depending on conditions. Also has an energy savings benefit of about 10% - 40%.

Hickory Wood custom cabinets: A hard wood known for its durability. This wood is resilient against changes in temperature and humidity – not prone to drying, slitting, or cracking. Cabinets were custom made and designed with features such as roll out shelves, Easy Susan, and cabinet lighting. Lots of cabinet storage in kitchen and master bath.

Designed with natural ventilation in mind: WBDG Building Design Guide – program of the Natural Institute of Building Sciences states a natural air ventilation design promotes a healthier home and a potential energy savings of 10% or more.

3 car garage: structurally engineered for open design and full use without structural barriers

Hurricane strapping

Radiant barrier decking

New A/C with 10 year warranty

Cooktop Downdraft vent: Vent designed for easy cleaning and use. Simply hit a button and it pops up, hit again and it becomes flush with the cooktop. No greasy hood above to have to climb up and clean.

Aerobic system: Well maintained on a routine schedule and helps keep the yard nice and green with minimal water bill usage. Water bill for use shows an average of \$35 a month.

Plex Manabloc panel: Easy access to individual shutoffs for each location, organized and labeled.

Custom Touches: Mosaic designed backsplash, cedar wood beaded ceiling, brushed metal and ceramic/glass cabinet hardware

Large Master closet: built in storage locations for shoes and other items

Large Master bath: Dual sinks, separate vanity, garden tub, separate walk-in shower, lots of cabinet and shelving storage.

Kitchen: Open to living and dining room with large walk-in pantry, lots of counter space, and cabinet storage.

Each bedroom has its own private full bath

High ceilings and lots of windows provide a light and bright environment.

Low taxes, low HOA, and situated in a highly acclaimed school district

Located just outside the Woodlands, close to shopping, entertainment, and commuting needs

