

22631 FM 149 Improvements, \$499,900



Land

- 9.293 acres
- 1.5 acre lake with dock and fountain
- 440+ feet of FM 149 frontage
- RV parking with water, sewer, and electricity
- Neighborhood surrounded by Sam Houston National Forest
- 1.5 miles from 2 trailheads for the Lone Star Trail
- 7.5 miles to Lake Conroe
- 9 miles to Montgomery
- Montgomery ISD
- Water softener and back flush water system

Main Home

- 4 bedrooms/3 full baths and 2,485 sqft Oak Creek Home
- Custom installed Northern White Cedar, 3x8 tongue and grooved siding
- Factory built 2x6 walls
- Home installed over full concrete slab
- Skirted with mason-laid brick around lower sides
- New front and back decks
- New wood floors in entry, kitchen, and dining rooms & upgraded carpet throughout
- New windows
- Large kitchen with extra prep sink
- Vent over stove & built-in microwave
- New kitchen and bathroom fixtures
- All new stainless steel kitchen appliances
- Crown moulding throughout
- Extra room for study in master
- Recently renovated master bath suite
- Dedicated hot water heater in master bath
- Comfort level sink in master
- Large garden tub in master
- Large secondary bedrooms, closets, and bathrooms

Casita

- 700+ sqft custom built
- Octagon-shaped
- Overlooks private lake and dock
- 2 hot water heaters
- Attic fan & central heat and air
- New appliances
- Full bath
- Perfect guest house, game room, or man cave!

Carpport

- Two car carport
- Cedar posts & shingled roof
- Concrete slab
- No nails protruding on the underside - solid construction
- Perfect party pavilion!

Barn

- 6 stall horse barn
- Concrete center
- Bahia grass on land for your animals
- Additional storage area
- Electricity
- Water