

*3 Wellington Home Features*  
*Conroe, TX 77304*

**Perfect Location!**

This beautiful home is located close to all that Montgomery County has to offer:

- 🌈 Just minutes to shopping, restaurants, etc.
- 🌈 Easy access to Interstate 45
- 🌈 15 minutes to The Woodlands
- 🌈 30 miles to Intercontinental airport
- 🌈 45 miles to downtown Houston

🌈 **Backyard Features**

- ◆ Heated pool (equipment replaced in 2017) with Waterfall and Seating features
- ◆ Hot Tub
- ◆ Beautiful Landscaping
- ◆ Room for gardening or pets
- ◆ Fenced for privacy
- ◆ Covered Patio with Ceiling Fan
- ◆ Sprinkler System

🌈 **Home Features**

- ◆ 2455 Square Feet
- ◆ Beautiful African Mahogany Front Door
- ◆ Custom Painted Walls signed by the artist
- ◆ Hand Painted Cabinetry
- ◆ Open Dining/Living Area, lots of room for entertaining
- ◆ North/South Exposure
- ◆ 30 Year Roof installed 2017
- ◆ New A/C in 2017
- ◆ Landscape Lighting in Front Yard

🌈 **Living Room**

- ◆ Gas Log Fireplace with Slate Accent
- ◆ Versailles travertine Flooring
- ◆ Built-in Shelving
- ◆ Surround Sound (living room and back porch)
- ◆ Beautiful view to the Pool

🌈 **Master Suite**

- ◆ Huge Walk-in Closet
- ◆ Hand Painted Cabinetry
- ◆ Dual Vanities

- ◆ Crema Marfil Marble Countertop
- ◆ Walk-In Shower
- ◆ Separate Tub

### **Kitchen**

- ◆ Juparana Bordeaux Granite
- ◆ Slate Backsplash
- ◆ Hand Painted Cabinetry
- ◆ Open to Breakfast area and Den
- ◆ Stainless Steel Refrigerator (2018 )
- ◆ Gas Stove Top (2004)
- ◆ Dishwasher (2017)

### **Bathroom Features**

- ◆ Carrara White Marble Countertop– Half Bath
- ◆ Quartzite Countertop and Dual Vanities– Guest Bath
- ◆ Walk-in Shower

### **Laundry Room**

- ◆ Large Room
- ◆ Sink
- ◆ Cabinets and hanging space
- ◆ Black Washer/Dryer (2003) stay

### **Flooring**

- ◆ Versailles Travertine – Living, Dining, and Kitchen Areas
- ◆ Limestone – Master Bedroom and Bath
- ◆ Porcelain Tile – Bedrooms
- ◆ Oreck Stone Cleaner will be left with home

### **Garage**

- ◆ Oversized 2- Car Garage
- ◆ Climate Controlled
- ◆ Workspace Area
- ◆ Storage Area
- ◆ Full size stair case to floored Attic Storage

### **Existing Warranties and Service Contracts:**

- ◆ Termite Control – Renewal every year
- ◆ 30 Year Roof
- ◆ Refrigerator – Manufacturer warranty until 11/2020

