

## **706 French River Feature List**

- 3 lots totaling approximately 1/3 an acre
- Drip aerobic septic system (No spray heads)
- Private dead-end street
- Low maintenance Hardi-Plank exterior
- Covered back patio
- Two large gate openings, to allow large equipment on to property
- 3 minutes to private neighborhood Lake Conroe access
- 1 minute from 1 of 3 private community lakes
- Upgraded Vinyl Plank flooring throughout entire home
- Custom Shaker Cabinets throughout
- Upgraded kitchen appliances
- Vinyl Double Pane Windows
- Beautiful wood tread staircase
- Massive custom master shower
- His and Hers closet
- Huge game room or man cave
- Oversized 2 car garage
- Large utility room
- Custom trim throughout
- Over 2,200 square feet of living area
- Montgomery ISD
- Low taxes and low homeowner dues