

2451 Bill Smith Road Conroe TX 77384-4407

Tamina Manor Lot 49 + 60'

R165566

Large lot in unincorporated Montgomery County:

- A bit over 1 acre – perfect for kids, pets, vegetable garden, pool
- Lowest property taxes, no HOA fees
- No MUD, water well deepened to 220' in 2007, new down-hole pump
- Delicious water!
- New aerobic septic system installed 2005, provides lawn irrigation
- 2 miles from I-45 feeder
- Lots of trees make for a cooler summer and a warmer winter

Original home built 1976-77; 1452 SF per MCAD.

Home remodeled in 2005 to add about 780 SF (approx. 2232 SF total home):

- New master suite with new bath
- Added entryway with coat closet
- Expanded 2<sup>nd</sup> bath to include separate tub/toilet room
- New furnace & AC condenser, all new HVAC ducts
- New electric panel, new electrical circuits, GFI compliant
- All new PVC plumbing lines
- Added blow-in attic insulation
- Extensive custom knotty oak cabinetry throughout with full-extension drawers
- 3 living / work areas, handy for work-at-home and school-at-home
- Split bedroom layout
- LED light bulbs, fixtures
- 2 Velux solar tubes

New oversized free-standing garage built in 2005:

- Framed with 2x10 joists so a second floor is possible
- Rec Room behind garage with thru-wall HVAC
- Overhead garage door replaced 2020 – including, track, motor & remotes

Roof replaced in 2012

Water Heater replaced in 2014

Insulated, electrified Shed with thru-wall HVAC

Tamina Manor Covenants written 1966; neighborhood meetings at required intervals, no fees