



*Simply Exceeding Expectations*

## TOP FEATURES ENJOYED MOST BY OWNERS

- Walking distance to highly rated Broadway Elementary School in Conroe ISD and Cardinal Park
- Custom Built-ins providing ample workspace + plenty of storage. Great for working remote and home schooling
- Covered back patio with extended concrete pad + porch swing to enjoy evenings grilling out
- Green belt directly in front of house / no front neighbors, provides a great space for kids to play
- Secondary built-ins / workspace upstairs
- Open concept kitchen
- New high quality dishwasher
- Large game room with attic access to abundant storage
- Highly active Spring Trails HOA organizes regular neighborhood events to attend + activities for all holidays
- Amazing neighbors + community feel

