

# Property Upgrades & Highlights:

## 3919 Waterbend Cove

- Acre lot that sits towards the front of Benders Lending providing easy access to SH-99, I-45 & Hardy Toll Road. Location! Location! Location!
- Only 15-20 minutes to George Bush Intercontinental Airport
- NO MUD TAX
- LOW TAX RATE – 1.9442
- Conroe Independent School District
- Never flooded per the seller
- 3 car garage with overhead storage
- Double doors with GRAND entry
- Soaring ceilings
- Exterior of home features NATURAL STONE
- Abundance of natural light throughout home
- All bedrooms en-suite with FULL bath and walk-in closets
- Walk-in attic decked for storage
- Luxury DCS Fisher Paykel double oven/ range
- Pot filler
- Walk in butler's pantry/laundry room
- Built-in wine cooler
- Secondary walk-in pantry
- OVERSIZED study
- His and Hers walk-in closets in primary bedroom
- Wooded acre lot

### Recent upgrades/updates:

- NEWER roof - 2018
- HVAC (all 3 units) recently replaced – 2015
- Tankless water heater recently upgraded
- Downstairs half bath recently renovated
- Upstairs guest bathrooms recently renovated
- Pool pump replaced recently
- Professional landscape lighting throughout property