

## ***Special Features***

618 Aulia Lane

<p><b><i>General Information</i></b></p> <ul style="list-style-type: none"><li>✓ Built in 2013</li><li>✓ 1441 Sq Ft</li><li>✓ 3 bedrooms, 2 full baths</li><li>✓ 2 car attached garage with opener</li><li>✓ Conroe ISD</li><li>✓ Modern finishes throughout</li><li>✓ Meticulously clean</li></ul> <p><b><i>Exterior</i></b></p> <ul style="list-style-type: none"><li>✓ Attractive brick and Hardie elevation</li><li>✓ Front porch and stone back patio</li><li>✓ Fenced backyard with greenbelt</li></ul> <p><b><i>Efficiency and Comfort...</i></b></p> <ul style="list-style-type: none"><li>✓ High efficiency HVAC</li><li>✓ Double pane, low E windows.</li><li>✓ Radiant barrier</li><li>✓ Ceiling fans</li><li>✓ Energy efficient appliances</li></ul>	<p><b><i>Floor plan features</i></b></p> <ul style="list-style-type: none"><li>✓ Open concept plan with soaring ceilings</li><li>✓ Modern wide plank Luxury vinyl in living spaces.</li><li>✓ Living room open to kitchen and breakfast area.</li><li>✓ Large master bedroom with en-suite including separate tub and clear glass shower surround. Large walk in closet.</li><li>✓ Interior utility room with electric/gas dryer connections, cabinets and hexagon mosaic tile floors.</li></ul> <p><b><i>The Kitchen</i></b></p> <ul style="list-style-type: none"><li>✓ Luxurious white quartz countertops with undermount stainless rectangular sink</li><li>✓ Beautiful 42” wood cabinets</li><li>✓ Stainless appliances including fridge, microwave, range and dishwasher</li></ul>
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