



Simply Exceeding Expectations

- open floor plan w/ spacious kitchen and elegant master bathroom
- TOP FEATURES ENJOYED MOST BY OWNERS
- 1st floor Master Bedroom
- game room
- media room
- fully fenced back yard w/ heated pool & spa ^{coated deck} and palm trees
- hand-scraped hard wood floors
- low property taxes and HOA fees
- covered patio, hot & cold water connection outdoors
gas connection outdoors
- Conroe school district, College Park High School
- close to shopping and restaurants
- parks, bike trails and walking trails
- quick access to I-45 frontage road from Welman Rd.
- water spouts connected into pool drainage all around back yard
- sprinkler system in front yard + connections to back
- dual-zone HVAC system
- Shenandoah community pool, tennis courts and splash pads free for residents
- Home is still covered by builder limited warranty, that is transferable



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