

# 56 Lake Drive

## Updates & Special Features

### Characteristics:

- ❖ Year Built: 2006
- ❖ Square Footage: 2,469
- ❖ Bedrooms: 4
- ❖ Full baths: 2
- ❖ Half baths: 1
- ❖

### Notable Features:

- **New Summer of 2021**

- ❖ Oversized gutters with leaf guard
- ❖ Energy Star water heater
- ❖ Dual zone Ecobee smart thermostats
- ❖ New paint throughout
- ❖ Ring door camera
- ❖ Whole house water purification system and water softener - 10 yr maintenance free
- ❖ Kitchen aid dishwasher
- ❖ New granite sink and faucet
- ❖ New garbage disposal
- ❖ Kitchen aid refrigerator
- ❖ New 16 zone expandable sprinklers
- ❖ New exterior outlets at patio and front garden
- ❖ Underground wiring ran for drive gate
- ❖ New gardens with landscaping rock features in front yard
- ❖ New faucets in all bathrooms

- **Added Features:**

- ❖ Zoned to exemplary A+ rated Conroe ISD schools
- ❖ Fenced area for pets and young kids
- ❖ Large playground
- ❖ Garden shed
- ❖ Huge treed backyard great for playing sports and entertaining
- ❖ Heavily forested, very private and quiet

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- ❖ Large brick patio with electric outlets
- ❖ Secondary concrete pad good for RV/boat parking
- ❖ Dead end neighborhood with very low traffic
- ❖ Quick access to great restaurants and Woodlands amenities
- ❖ Neighborhood park borders lot with large covered playground and tennis courts
- ❖ Covered Basketball court down the street in neighborhood.
- ❖ Two flex rooms good for offices/ home gym or playroom
- ❖ Dual pane windows
- ❖ Gas lit log fireplace great for winter outages
- ❖ Built in surround speakers in living room