

# 322 E. Hunting Tower

## Lake Conroe Forest

### Kitchen

- Granite counter with tile backsplash
- Stainless Frigidaire appliances
- Crisp, white cabinets
- Recessed lighting
- Sink overlooking the freshly-sodded, green backyard
- Eat-up bar overlooking the breakfast/dining area

### Living Room

- Vaulted ceiling highlighted by its dramatic ceiling beam
- Faux wood tile flooring (***which runs throughout all of the main living space – newly installed 12-2021***)
- Freshly painted an appealing tone of griege. (***All baseboards and walls throughout the home were repainted an appealing, neutral griege in 12-2021***)

### Primary Suite ~

- Bedroom
  - Overlooks the home's private back yard
  - Two his-and-her closet spaces
    - Roomy walk-in (w/ built-ins) accessed within the bathroom
    - Custom-built closet within the bedroom
  - Ceiling fan
  - Carpet
- Bath was recently remodeled to include
  - Quartz countered sink, faucet and cabinetry
  - Clawfoot tub with shower and tile surround
  - Faux wood tile
  - Updated lighting
  - Bluetooth exhaust fan (*queue singing in the shower*)

### Secondary bedrooms

- Both secondary bedrooms overlook the lush, green front yard
- Both have freshly painted walls and baseboards

- Both have ceilings fans with light kits

**Secondary bathroom** features granite counters and antique-style cabinetry

**Office/Flex Space** with French doors which open to the living room and kitchen

**Laundry room** with built-in shelving is spacious and sits just off the kitchen

### **Garage**

- 2-car with garage door opener
- Hot water heater
- Cabinetry/storage

### **Juicy Details**

- Fresh sod in back yard and parts of front – December 2021
- Flower beds refreshed – December 2021
- Crushed granite walkway leading from the front- to backyard – December 2021
- Built-in storage in the hallway
- Full attic with storage
- Covered, roomy front porch
- BUILDER: Tommy Bunch

### **Zoned to acclaimed Montgomery ISD Schools**

- Ratings per [www.greatschools.org](http://www.greatschools.org) as of 12-2021
  - Keenan Elementary – 5 stars
  - Oak Hills Junior High – 4 stars
  - Lake Creek High – 5 stars

### **Community**

- Walk to the lake and Hunting Tower Run Park
- Clubhouse
- Private boat ramp for access to Lake Conroe
- Basketball court
- Multiple parks offering catch & release fishing lake access points
- I-45 is a straight shot down Hwy 105 from Lake Conroe Forest
- Quick and easy access to all to all of the amenities at **Waterpoint Center**
  - Waterpoint Center includes a marina, restaurants, retail shopping, event venue, boardwalk, and more

Located within Lake Conroe Forest, 322 E. Hunting Tower is an immaculate, move-in-ready 3-2-2 + an office/flex space. Recent updates include faux wood hard tile throughout much of the home; painted throughout in a designer-chosen neutral; fresh sod in the back yard and portions of the front; + a crushed-granite path running from the front- to backyard. Upon entering, the living room provides an impressive greeting with its vaulted, beamed ceiling and appealing color scheme.

The lovely French doors leading to the home's office/flex space are noticeable in the backdrop with the kitchen to its side. The friendly kitchen features quartz counters, tile backsplash, SS appliances, + a breakfast bar overlooking the dining area. The master retreat boasts an ensuite bath recently remodeled almost in its entirety including an inviting clawfoot tub. Walk to the lake and parks. Private boat ramp in community.

Please ask Realtor for the detailed list of Updates, Features, and Highlights.