

# 1900 CLIFF MANOR DR, CONROE, TX 77304

## House:

- Nature Reserve on back & west sides – (no neighbors ever on those sides)
- Security system w/ 6 cameras & in-home monitor/record & remote applications
- Wrought Iron Fences
- Recently replaced:
  - whole house a/c system – Lennox Signature 2-zone HVAC 8-ton w/ Healthy Climate Whole Home Purification System & 3 Ultra Smart thermostats (May 2021)
  - 2 RHEEM Professional Classic Plus Series water heaters w/ EverKleen patented system & premium anode rods (May 2021)
  - InSinkErator ¾ HP Contractor garbage disposal w/ stainless steel grind components & quiet Dura-Drive Induction motor
  - LG Dishwasher w/ 3-zone multi-motion spray, hybrid drying system & whisper quiet technology (October 2021)
  - Reverse osmosis under sink water purification w/ tap & 5-gallon tank (May 2021)
- Rainsoft Home Water Softener w/ add'l link to 1 outside spigot/hose for car/pet washing
- 2 Fireplaces
- Custom blinds throughout
- Custom wrought Iron look wood window décor in select windows
- 2 Laundry chutes
- Wood, tile & carpet flooring
- Crown molding throughout
- Front & back stairwells for easy access from both sides
- 3 Solar attic fans for energy efficiency
- Extended circle driveway w/ extra parking

## Movie Room:

- Automatic Blackout Curtain (Blocks out light & sound)
- Surround Sound pre-wired

## Game Room:

- Independent a/c system
- Surround Sound pre-wired
- Built-in bar w/ spot for mini refrigerator

## Outside Office/Gym:

- Independent a/c system
- Connected to main alarm system