

12907 Elrod Street Conroe, Texas 77303

Custom home in Timberline Estates
3 Bedrooms, Study, 2 ½ Baths, 2 Car Garage,
Shop - 30ft x 50ft w/20ft lean to (50ftx50ft total) & In ground Swimming pool
House is 2458 Square Feet

- Cul-de-sac Lot on 6.67 acres
- Open/Split Floor Plan
- Outdoor Kitchen area with built in wood burning fireplace. Built with Austin Stone.
- Removed outdated outdoor gas grill so buyers can install what they want.
- Back Covered patio with ceiling fans and outdoor speakers.
- Brand new Water Softener system. (Whole house) Located in the garage.
- Tankless Water Heater. (Located in the attic)
- 5 Ton A/C Unit. Completely replaced with new in 2017.
- Pex water lines with separate shutoff valves for each line.
- Aerobic Septic System.
- Garbage Disposal for septic systems.
- Teak Wood floors in Study & 3 bedrooms.
- Porcelain tile throughout the house except in Study & Bedrooms.
- Travertine Tile in Master bath, Guest bath floors & walls.
- Tile backsplash in Kitchen and Utility room.
- Custom Cabinets throughout the house.
- Kitchen Cabinets all have pull out drawers & built in Spice racks.
- Up wash & down, wash lights above & below the kitchen cabinets.
- Long Breakfast bar can seat up to 8 Bar Stools.
- Granite Counter tops in Kitchen & Bathrooms.
- Energy Star Kenmore Elite Stainless Steel Appliances. Refrigerator Stays with the house.
- Built in Wine Cooler with custom built wine glass racks above.
- Living Room has custom built entertainment center. Living room has surround sound speakers.
- Austin Stone Propane Fireplace.
- Double Pane windows that fold open to the inside for easy cleaning.
- 2" Wood Mini Blinds throughout the house.
- Laundry room has built in room for 2nd Refrigerator or Freezer.
- Huge walk-in pantry.
- A/C vents in Garage.
- Automatic light switches in Pantry and all Closets.
- Crown Molding throughout the house.
- Home Security System, previously monitored by ADT. All doors and windows have sensors including the Garage door and Attic windows. (1) Motion Detector (3) Keypads in the house.

- Garage is insulated including the door.
- Attic is partially decked.
- Roof was completely replaced 12/2021.
- Sprinkler system in Front of the home.
- Whole house Surge Protector.
- RV pad with Electric, Sewer & Water.
- 500 Gallon Propane tank. (CWS Propane)
- 6 Water faucets on the property.
- All rooms are wired for cable including area above the Master Bath tub.
- Whole House Generator.
- In Ground Pool & Hot tub with built in table. Water slide and Waterfalls.
- Property is completely fenced.
- Windmill in front of the property stays.
- Automatic Front entry gate.
- Firewood Shed towards the back left of the property.
- Property has never flooded.
- Shop has 6" thick concrete inside. (Rated for truck lift install) 4" thick under lean to. 110v & 220v plugs, Fluorescent lights inside and outside. (2) 12ft. Roll up doors. Built in 2 story storage area with stairs.

- No MUD
- No HOA

- Mailbox #4

- Electric (Sam Houston Electric Co Op)
- Water (C&R Water Company)
- Propane (CWS Propane)
- Septic (5 Star Septic Solutions)
- Trash (Santek)
- Internet (County Line Communications)
- Pool Cleaning Service (Pools by Asta)