

112 Aberdeen Pines Ct

Features & Updates Summary

General:

- No flooding
- Excellent location in the heart of WoodForest!
- Beautiful and quiet green belt behind, walking distance to Forest Island, splash pad, playgrounds, surrounded 13 miles of walking trails
- Classic brick & traditional exterior with stunning curb appeal
- Spacious, over-sized backyard backs up to quiet and beautiful green belt
- With 2191 SF, this floor plan is very adaptable & accommodates virtually any lifestyle
- Quiet cul-de-sac with no “Thru” traffic
- Acclaimed Conroe ISD with on-site elementary
- Original owners lovingly cared for this home
- Built in 2017 with extensive custom features and upgrades
- Beautiful and durable wood-like tile through first floor
- Conveniently located close to the Woodlands and Lake Conroe
- Open concept perfect for entertaining

Kitchen & Breakfast Area:

- The home chef will love the gourmet kitchen with granite island
- An amazing amount of storage in the kitchen, great counter-space
- under cabinet lighting provide pleasing accent when entertaining

Family Room/Den:

- Beautiful and spacious open plan

Master Suite:

- Master bedroom with views of green belt
- Large walk-in closet, have plenty of space for storage of clothing & personal items
- Adjoining master bath features dual-sink granite vanity
- Separate shower with glass door

Bedrooms:

- All 3 bedrooms located downstairs
- Study with glass doors

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Game Room/Media Room/Second Upstairs Master:

- 2nd Floor game room with full bathroom with ceiling fan provides additional living space, Could also be a secondary living area, play area, children's retreat or secondary master

Exterior:

- Oversized lot provides pleasing curb appeal
- covered rear patio for relaxing or entertaining, backs up to beautiful and quiet green belt

Taxes: \$7,449.32 (2021)

Schools: Conroe ISD

Listing Price: \$384,900

Tax Rate: 2.7803



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