

**\$530,000 / Beautifully Updated 2-2-2 Home with custom details in Lakeview Manor
Large Lot over ½ an acre approx. (Lake Conroe) highly sought after community**

13779 Woodland Manor Dr.
Willis, Texas 77318
Lakeview Manor Subdivision

Stucco Finished home with the hill country flare in a lakefront subdivision with clubhouse,
Park and key access to a private boat ramp.

2 bedroom with 2 full baths, master with walk-in closet

Living room is open concept with cathedral ceiling and Fireplace, approximately 1,100 A/C sq. ft.

Granite countertops with copper farm style sink, garbage disposal

Updated Energy Efficient Electric appliances, microwave, dishwasher, stove, new hot water heater

New Central Air/Heating with warranty

New Don Young black framed windows with life time transferrable warranty

New R38 insulation in attic

Covered front porch with wood ceiling, lights and ceiling fan

Covered back porch approx. (24x14) with led cam lighting, ceiling fan, vaulted custom wood ceiling and outdoor TV

In-ground (20x28) pool with beach entry, cool deck, covered dining area with lights and ceiling fan,

Outdoor kitchen, shower and bathroom

Outdoor fire pit area

Work shop approx. 500 sq. ft. with barn doors, covered porch, has its own drive way and gate for easy access

Separate 12 x 12 Storage shed on concrete slab

3 Special Garden boxes for growing your own vegetables

Oversized (20x33) detached garage insulated with long work bench area and new garage door opener

Wide driveway, shop driveway and circular drive

Property is fenced with 2 gates

Low HOA dues

No MUD Taxes

- 2 inch Blinds
- Updated Appliances
- Updated Flooring
- Updated lighting and ceiling fans
- New bathroom faucets, tile, lighting and custom shower door
- Custom Barn doors and solid wood doors
- New Insulated Front Door, Back French doors with mini blinds leading onto a covered back porch with custom finishes
- Inside Utility room and pantry
- Extra Insulation
- New Gutters
- New Landscaping and mulching, property has fruit trees in the front and back yard.