

HOME PROFILE – 74 S FAIR MANOR CIR, 77382

UPDATES:

Roof – 2021

HVAC (2 units/3 zones) – 2015/2018

Paint – 2020

Wood and carpet – 2015

Pool – 2015

Summer kitchen – 2015

Pergola cover – 2022

ROOM HIGHLIGHTS:

Two bedrooms down

Large primary shower with dual shower heads

Dedicated office with exposed brick pillars

Dedicated exercise room with rubber floor

Huge secondary bedrooms upstairs

Media/game room

Two living areas (one up, one down)

Pool/spa/summer kitchen with cabana bath and two TV mounts

Pegboard wall, workbench, and Gladiator storage system in garage

10 THINGS WE LOVE ABOUT OUR HOUSE

1. **OUR NEIGHBORS.** There are retirees and toddlers and every age in between here in Fair Manor, and they're all wonderful, friendly people. We have a ladies' Bunco group (that hasn't actually played any Bunco in years, ha ha!), driveway hangouts, and periodic block parties/potlucks. And we are the place to be on Halloween!
2. **OUR LAYOUT.** Having two bedrooms down has been wonderful for visiting grandparents who may have trouble with stairs. And the media room is far, far away from the downstairs, so movies can be LOUD!
3. **OUR BACKYARD PARADISE.**
4. **HUGE KIDS' BEDROOMS.**
5. **STORAGE.** From the built-in entertainment center with extra (and removable) cabinet doors to the built-in shelves in most closets to multiple floored attic storage spaces, we don't ever have to look at clutter.
6. **THE HOME GYM.**
7. **THREE LIVING/LOUNGING SPACES.** Our four kids have always had enough space to spread out with their friends, without getting in each other's way.
8. **GATED DRIVE + KITCHEN WINDOWS.** Being able to see our kids playing safely behind the driveway gate while we cooked dinner was a lifesaver in the early years!
9. **LOCATION, LOCATION, LOCATION.** We're on the quieter back side of a neighborhood in the wonderful Conroe ISD! Our home is close enough to Deretchin K-6 to walk/bike but also far enough (1.01 miles) to qualify for bus service. It's the best of both worlds!
10. **THE AMENITIES.** There's a reason The Woodlands has been named #1 city to live in the US for two years running (also second-best city to buy a house in and second-best city to raise children in), according to Niche.com. It has fantastic parks, pathways, pools, restaurants, art and music scenes, and SO many outdoor activities. You'll never be bored here!
11. **BONUS:** All of our showers have fantastic water pressure, so you'll never have greasy/stringy/couldn't-get-the-conditioner-out hair. 🐱