

Property Features List

14 Eagle Rock Place
The Woodland, TX 77381

The Village of Indian Springs
2 Story – 2469 sq. ft. – Lot 8296 sq. ft.
Built - 1988

ARCHITECTURAL DESIGN ELEMENTS

- Elegant front door with keypad lock and glass side panels.
- Extra wide foyer leading into family room with wall of windows to back yard.
- Additional storage under stairwell
- Family room features a gas log burning fireplace.
- Family room opens on to the pool and patio.

STRUCTURAL COMPONENTS

- Roof replaced in 2021
- Hot Water Heater replaced in 2020
- AC replaced in 2016 Routine maintenance has been completed every Spring and Fall.
- Oversize attached two car garage with garage door opener replace in 2021. Opener has app capability. Garage entry from house.
- Great location on quiet cul de sac.

OUTDOOR AMENITIES

- In-ground gunite pool with new pool pump and filter housing in 2017. New pool heater 2020. New pool vacuum, vacuum pump, and new autofill float valve 2021. New filters 2022.
- Back yard adjacent to Greenbelt with wrought iron fencing on back section of yard. No rear neighbors.
- Backyard completely resodded with Emerald Zoysia shade grass.
- Pool deck and sidewalk constructed of exposed aggregate concrete. (Pebble-like).
- Patio designed with large seating area for outdoor enjoyment and entertaining.
- Sprinkler system installed in front and back yards. Recently serviced and new blue tooth controller installed.
- Free-standing storage/playhouse/dog pen on side of property. (Can be removed if necessary)

INTERIOR AMENITIES

- Entire house interior recently repainted in soft gray.
- All carpet professionally cleaned July 2022
- New 2.5 " blinds installed in 2022
- Kitchen features white cabinetry with granite countertops and desk area
- Reverse Osmosis Water unit installed under kitchen sink in 2018..
- Separate pantry with shelving.
- Laundry Room with shelving
- Wood-like porcelain tile in Foyer, Den, Dining Room. Ceramic tile in Kitchen, Laundry Rooms and Bathrooms.
- Full size dining room adjacent to family room that could also be used as study, craft, or school room.
- Buick fireplace resurfaced with whitewash paint.

- Large second floor game room with full size windows.
- Ceiling fans in all bedroom and game rooms,
- Storage with shelving in game room.

PRIMARY SUITE AMENITIES

- Primary bedroom ensuite features separate “his” and “her” sinks with solid surface countertops. Jetted Spa tub, linen closet, and walk-in closet
- Separate shower with new tile, frameless glass door and surround installed in 2020.
- New carpet in primary bedroom installed in 2021.

SECOND FLOOR AMENITIES

- Three bedrooms on second floor with full tub/shower bathroom and linen closet.
- One of the bedrooms is oversized measuring 18’ x 13’.
- Game Room has floor to ceiling storage with shelving and sliding doors.

ACCESS

- Ten miles to Lake Conroe
- Five to 15 miles to medical facilities in The Woodlands
- Fifteen minutes to the Woodlands Market Street.
- Thirty minutes to Bush International Airport

SPECIAL NEIGHBORHOOD FEATURES

- Acclaimed Conroe ISD Schools
- Close to major highways and shopping areas.
- Newly updated neighborhood parks nearby
- Walking and biking trails throughout the community
- Local community pools with playground and picnic areas
- 15 minutes to Sam Houston National Forest
- 25 minutes to Sam Houston State University

The Woodlands – A Master Planned Community
One of the top 10 best place to live in the U.S.
Minutes from all The Woodlands shopping, medical facilities
and all Lake Conroe has to offer!