

6222 Blue Coast Ln - Features and Upgrades

- ★ Ideally Located in **Water Crest On Lake Conroe**

Life is great in this stunning Lakefront Community!

- ★ 35 Minutes to Sam Houston State University

- ★ 25 Minutes to The Woodlands Mall

- ★ Willis ISD - NEW Lagway Elementary School

- ★ Incredible Community Amenities:

Lake Conroe Access

Private Boat Launch with Fishing Pier

Beautiful Community Center

Two Large Swimming Pools

Beautiful Parks

Walking/Nature Trails

Fishing Ponds

Dog Park

- ★ Wonderful Community Events:

Fishing Tournaments

Walking Groups

Ladies Events

Bunco

Golf Cart Parades on all National Holidays!

More!

6222 Blue Coast Ln - Features and Upgrades

- ★ Energy Efficient, Quality Built by DR Horton in 2020!
- ★ Extensively Upgraded; Meticulously Maintained; Better Than NEW!
- ★ 4 Bedrooms, 3 Full Baths
- ★ Office/Study, Formal Dining
- ★ Spectacular Sunrise and Sunset Views of Lake Conroe from your Front Yard!



- ★ Fishing Pond Right Across the Street!
- ★ Steps to Private Boat Launch with Fishing Pier
- ★ Premium Corner Lot with Stunning Curb Appeal

Lush, Healthy Landscaping
including Two Japanese Maple Trees!

6222 Blue Coast Ln - Features and Upgrades

- ★ Brick and Stone Entry

Custom Bead Board Ceiling

Upgraded Chandelier

(\$2,500)



- ★ Full View Custom Storm Door
- ★ Designer Wood and Glass Front Door
- ★ Charming Entry Foyer



- ★ Beautiful Hall Tree with Bench STAYS!

6222 Blue Coast Ln - Features and Upgrades

- ★ Spacious, Open, Functional Floor Plan
- ★ Recently Hosted 65 People for a Birthday Celebration - with room to spare!
- ★ Kitchen of Your Dreams!

Gorgeous Granite Island - Over 11 ft. long!
Upgraded 5-Burner Gas Range with Griddle
LG Instaview Refrigerator - STAYS! (\$2500)
Walk-In Pantry
Stunning Glass Backsplash
Recessed Lighting
Abundant Cabinet Storage including 42" Uppers
Shelf Genie Custom Cabinets and Drawers (\$4,000)



6222 Blue Coast Ln - Features and Upgrades

★ Elegant, Large Open Family Room

Soaring Cove Ceiling

Beautiful Picture Windows; Unobstructed View of Back Yard

Custom Window Coverings STAY!



Gorgeous, Upgraded Light Fixture (\$750)

★ Dining Room is Magazine-Worthy!

Upgraded with Timeless Shiplap
and Custom Paint (\$2,000)

Versatile:

Will Accommodate Large Suite



6222 Blue Coast Ln - Features and Upgrades

★ Private, King-Size Primary Suite

Cove Ceiling

Custom Paint

Luxurious Carpet

Draperies STAY!

Flat Screen TV STAYS! (\$1,500)

En Suite with Dual Sinks, Soaking Tub, Large, Separate Glass Shower

Enormous Walk-In Closet

Linen Shelving

Beautiful Ceramic Tile Floor

★ Home Office/Study; French Doors

★ Three Additional Bedrooms, Beautifully Appointed with Luxurious Carpet

★ Two Additional FULL Baths

Guest Bath Completely Updated (\$6,000)

Walk-In Shower with Bench

New Vanity

New Ceramic Floor Tile

★ Large, Versatile Laundry/Utility Room- Must See!

Beautiful Custom Paint, Ceramic Tile Floor

LG Washer and Dryer STAY! (\$2,200)

6222 Blue Coast Ln - Features and Upgrades

- ★ Ceiling Fans and Beautiful Designer Lighting - Throughout
- ★ 1-inch Composite Wood Blinds - Throughout
- ★ Custom Window Treatments and Rods (\$1,500)
- ★ Energy Efficient - Throughout

AES Smart Programmable Thermostat
Tankless Water Heater

- ★ Glorious Fully-Fenced, Private Back Yard

Expansive Covered Patio with Stamped Concrete Floor (\$2,500)
Ceiling Fan with Light
Beautiful Lawn and Landscaping - Including a Peach Tree!
Custom Paver Path (\$600)
Wood Swing STAYS! (\$250)



Custom Pergola -
Lighted! (\$1500)

6222 Blue Coast Ln - Features and Upgrades

- ★ Storm Door at Back Door - Upgrade!
- ★ Full Automated Sprinkler System
- ★ Full Rain Gutters and Downspouts
- ★ Heavy Duty Shelving in Garage (\$500)
- ★ Automatic Garage Door Opener

- ★ And more... !