#### ★ 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!

- ★ 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!

★ 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!

- ★ 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)





★ Elegant, Large Open Family Room

Soaring Cove Ceiling Beautiful Picture Windows; Unobstructed View of BackYard 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



★ 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!

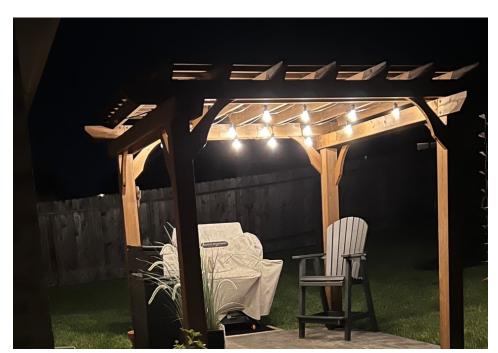
Beautiful Custom Paint, Ceramic Tile Floor LG Washer and Dryer STAY! (\$2,200)

- ★ 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)

- ★ 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...!