

**13095 Old Texaco Rd.
Conroe, TX 77302**

Features & Amenities



See next page for details

Main House Interior

- **New Carpet**
- **Freshly painted throughout**
- **Windows replaced 4 years ago**
- **Water heater replaced 4 years ago**
- **Natural lighting**
- **Lots of great living & storage spaces**

Main House Exterior

- **Long and expansive concrete driveway**
- **Attached carport**
- **Gutters**
- **Front and back covered porch**

Pool

- **PebbleTec added two years ago.**
- **Colored lights**
- **Pool heater and controls replaced 2 years ago.**

Pool House

- **Nicely maintained**
- **Ample space inside**
- **Walk-in shower**
- **Room for fridge**
- **Sink and counter space**

Game Room/Guest House

- **Added in 2016**
- **New Carpet**
- **Kitchen space with Granite Countertops and loads of storage**
- **Beautifully updated bathroom with walk-in shower**
- **Gutters attached**

30X45 Garage

- **Room for at least FOUR vehicles**
- **Enclosed Office/Flex Space**
- **Bathroom inside**
- **Gutters attached**

30X40 Workshop

- **Added in 2013**
- **Electricity included**
- **Gutters attached**
- **Two roll up garage doors**

Well

- **Depth is 150 feet**
- **Pump replaced 6 years ago**
- **Motor replaced 5 years ago**
- **All other parts replaced within last 5 years**