

# **10229 PARADISE VALLEY, CONROE, TX 77356**

## **~ GATED TEASWOOD NEIGHBORHOOD ~**

### **IMPROVEMENTS/UPDATES**

- ✓ **NEW ROOF** – 2020 ( Complete replacement of previous shingles )
- ✓ **NEW AC** – 2013 & 2016 ( Both upgraded to 5 TON Units )
- ✓ **ADDED THEATER ROOM + 2 ADDITIONAL ROOMS/CLOSETS** – 2<sup>nd</sup> Floor Addition in 2012 ( Estimated Cost \$85,000 ) Including Sound System / Video Equipment / TV + 3 Skylights
- ✓ **ADDED SEPARATE 4 CAR GARAGE / SHOP PLUS 3-Car Attached Garage** *TOTAL SPACE FOR 7 CARS*
- ✓ **EXTENDED / ADDED DRIVEWAY** – Additional Motor Court Parking
- ✓ **KITCHEN UPDATE** – Granite Counters / 2 Wine Refrigerators / Dishwasher / Microwave
- ✓ **HARDWOOD FLOORS** – 2012 ( NO CARPET on 1<sup>st</sup> Floor )
- ✓ **CUSTOM POOL / SPA** – Pool Resurfaced / Cool Deck Added / Pool Equipment replaced including Heater
- ✓ **BACKYARD OASIS** – Extended Patio & Back Porch in 2012 / Resurfaced in 2022
- ✓ **LIGHTING UPDATES** – LED Fixtures & Can Lights/Ceiling Fans
- ✓ **PLUMBING UPDATES** – Updated Bath Fixtures & Hardware
- ✓ **SPRINKLER SYSTEM** – Replaced Sprinklers & Control Panel
- ✓ **PRIVATE ENTRY GATE** – Replaced in 2016 / Key Pad replaced in 2022
- ✓ **OTHER UPDATES** – SPA TUB in Master Bath/Whole House Surge Protector / Replaced Garage Door in 2016

### **DON'T MISS THESE FEATURES**

- ✓ **5.2 (+/-) ACRE PRIVATE RETREAT W/VIEWS OF TREES...NOT NEIGHBORS**
- ✓ **ONE ACRE BUILD-SITE CAN BE RE-SURVEYED AND SOLD SEPARATELY**
- ✓ **STAYCATION BACKYARD OASIS RESORT STYLE POOL & SPA**
- ✓ **FLAGSTONE WALKWAYS & LUSHLY LANDSCAPED GROUNDS**
- ✓ **NUMEROUS SITTING AREAS & GATHERING SPOTS**
- ✓ **NEIGHBORHOOD GATED & PROPERTY GATED FOR DOUBLE PRIVACY & SECURITY**

### **TEASWOOD AMENITIES**

- ✓ **FOUR GATED ENTRIES / 520 ACRES OF LUSH LANDSCAPED HOMESITES / PICTURESQUE PONDS SURROUNDED BY HIKE & BIKE TRAILS / PARKS W/ PLAYSCAPES, PAVILIONS, PICNIC AREAS! / WITHIN THE CITY OF CONROE & SO CLOSE TO THE WOODLANDS!**

**AND...MINUTES TO LAKE CONROE!**