

Property Features List

1815 Tavish Lane
Conroe, TX 77301

Stewarts Forest – Built in 2012
One Story – 1939 sq. ft. – Lot 7285 sq. ft.

STRUCTURAL COMPONENTS

- Insulated low E windows installed throughout home.
- Solar Screens on South windows.
- Window Blinds throughout home.
- Routine maintenance every Spring and Fall on HVAC system.
- Air Ducts cleaned April 2022
- Oversize attached three car garage with double access doors on third bay.
- Whole house generator.
- Water Softener and filtration system.
- New Hot Water Heater in 2020
- PEX tubing with Manifold plumbing system.
- Auxiliary 8' x 8' storage shed in back yard.
- Radiant barrier on underside of roof.

OUTDOOR AMENITIES

- Custom 16' x 32' Premier Pergola System – Western Red Cedar with new roof installed 2022.
- Patio features lighted fans, built-in refrigerator, sink and outdoor grill.
- Family room opens onto the covered patio featuring flagstone flooring and large seating area.
- Poured concrete driveway extension from third garage bay to patio.
- New yard fencing with two gates installed in 2022.
- Poured concrete sidewalk, garden curbing and seating area installed in 2022.
- Patio designed for outdoor entertaining with no back neighbors.
- Side yard grading along concrete extension reconfigured for easy access.
- Low maintenance landscaping throughout property.

INTERIOR AMENITIES

- Open concept great room and kitchen offer great flexibility for casual dining and entertaining.
- Spacious flex room can be used as Office, Dining, Craft or Playroom.
- Custom 42" high cabinetry with high finish laminate countertops.
- Pull out shelving in kitchen base cabinets.
- Spacious walk-in pantry with shelving.

PRIMARY SUITE AMENITIES

- Primary bedroom ensuite features separate "his" and "her" sinks with separate cabinets.
- Bedroom doors 36" wide for handicapped access.
- Raised elongated toilet- ADA compliant.
- Oversized walk-in shower with seamless glass door.
- Walk-in closet with built-in shelving.

AUXILLARY BEDROOMS

- First and Second bedrooms adjacent to full tub/shower bathroom.
- Front bedroom offers built-in shelving in closet.

ACCESS

- Seven minutes to new Grand Central Marketplace
- Ten miles to Lake Conroe
- Five to 15 miles to medical facilities in Conroe and The Woodlands
- Twenty minutes to the Woodlands Market Street.
- Forty minutes to Bush International Airport

SPECIAL NEIGHBORHOOD FEATURES

- Five minutes to major highways and shopping areas.
- 15 minutes to Sam Houston National Forest
- 25 minutes to Sam Houston State University
- Walking and biking areas easily available.
- Community pool with adjacent picnic area and playground.

**Stewarts Forest – A Planned Community
only minutes from all The Woodlands and Lake Conroe have to offer!**