



## ADDRESS

204 West Lewis Street Conroe, TX 77301

## DESCRIPTION

A New Short-Term Rental property created for those that prefer to stay & work from a private upscale retreat that is just an 8-minute walk to the Courthouse and Historic Downtown Conroe Arts & Entertainment District

## LIST OF AMENITIES

**New Construction (2022)** with Lodge-Vibe Furnishings, Finishes, Fixtures, & Tall Ceilings; surrounded by a grove of majestic 100-year-old Crepe Myrtle trees | Comfortably sleeps Nine (9) Guests

**Covered Front & Rear Porches** Shaded Backyard w/ 8 ft. Privacy Fence & Overhead LED String Lights

**Latest Technology Zoned Eco-Friendly Heat Pump HVAC** for maximum comfort & a quiet environment

**On-Demand Tankless Water Heater** means plenty of hot water everywhere & all the time

**Whole House Water Conditioning System** provides healthy Metals & Chlorine-Free Soft Water throughout

**High Speed 2 GB Fiber Internet** permits robust TV and computer usage by several users at the same time

**Secure Environment** w/ Alarm System, Front Door Camera & Touch-pad Entry - No key required

**Multi-Function Meeting Room** has separate HVAC, large Conference Table w/ Six (6) Chairs, 65" Bluetooth Smart TV, large Sectional Sofa, Serving Table for refreshments, and Exterior Door to Backyard

**Large Great Room** w/ Sectional Queen Sleeper Sofa (sleeps 2), Leather Chair & 65" Bluetooth Smart TV

**Full-Function Eat-In Kitchen** has large Dining Table w/ seating for Six (6) guests, Stainless-Steel appliances, plenty of Cabinets & Drawers w/ Pantry, Ninja Coffee Maker, Blender, Plates, Cups, Glasses & Utensils

**Accommodations** Three (3) Private Bedrooms & Two (2) Bathrooms upstairs | One (1) Powder Room downstairs; all Bathrooms are complete with Luxury Towels and Curated hand-crafted Soaps & Candles

**Primary Bedroom** has King-size Bed w/ Power Incline Feature (sleeps 2), Hypo-Allergenic Pillow-Top Mattress w/ Luxury Sheets & Pendleton Comforter, Two (2) Nightstands with Lamps, Full Size Dresser with Mirror, Two (2) Walk-in Closets, & 12' Vaulted Ceiling w/ Full Length Rustic Cedar Beam & Ceiling Fan

**Primary Bedroom En-Suite** has Two (2) Vanities, Oversized Walk-in Spa Shower, & Water Closet

**Other Bedrooms** each have Queen-size Hypo-Allergenic Pillow Top Mattresses (sleeps 2) w/ Luxury Sheets & Pendleton Comforters), Iron Bed Frames, Two (2) Nightstands w/ Lamps, Large Private Closets, & Custom Raised Ceilings w/ Indirect LED Lighting & Ceiling Fans

**Upstairs Loft Area** has 55" Bluetooth Smart TV, Leather Chair, & Velvet Sofa (sleeps 1) + W/D Laundry Room