

JO & CO. PRESENTS

UPGRADES

1005 ST. LAWRENCE RIVER ROAD

- **Mueller metal roof and gutters, installed 2020**
 - **New paint throughout, 2023**
 - **Carpet replaced in 2019**
 - **New kitchen faucet in 2023**
 - **New kitchen hardware in 2023**
- **New toilet and vanity/bathroom lighting, installed 2023**
 - **New stove and dishwasher, 2023**
 - **New decks, 2023**
 - **Washer & dryer replaced in 2022**
- **All appliances convey with the property**

The seller owns both lots, and both lots will convey with the property.

The garage can double as boat storage and it was wired with electrical in 2020 to be an actual workshop.

Walking distance to the neighborhood lake with HOA boat ramp access to Lake Conroe.

**PREPARED FOR YOU
TO MAKE WRITING
YOUR OFFER EASIER**

**JO & CO.
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