



Why Choose 1 Kingsley Court?

Since the seller's purchased this home they've **UPGRADED THE FOLLOWING:**

Low E Double Hung Windows

Blown-in Insulation

Breaker Panel

Water Heater

Sprinkler System

New Carpet

Fresh Paint

New Door Hardware

Insulated Attic Ladder

New Faucets

1 KINGSLEY COURT, CONROE, TX, 77304

AREA REPORT

CONVENIENT

This home is in a **convenient** area. Some daily errands in this location **require a car** and most major services are within **2 miles**.

MEDICAL	PHARMACY	ATM	GAS	GYM
0.3 MILES	0.8 MILES	0.9 MILES	0.9 MILES	1.1 MILES
MOVIE THEATER	CLEANERS	COFFEE	GROCERIES	
2.2 MILES	1.9 MILES	1.1 MILES	1.1 MILES	

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OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

GOLF COURSE	WOODFOREST GOLF CLUB	5.4 MILES
PARK	7 ACRE WOOD	5.8 MILES
DOG PARK	CATTAIL PARK	6.8 MILES

20 GOLF COURSES
8 PARKS
1 DOG PARK
WITHIN 10 MILES

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FOOD REPORT

NEIGHBORHOOD EATS

This home is located near **33** moderately priced restaurants and has an **average** variety of cuisines.

34 ★★★★★+
WITHIN 5 MILES

\$	25
\$\$	8
\$\$\$	0
\$\$\$\$	0

GOOD EATS BY CATEGORY

MEXICAN	10
FAST FOOD	9
SEAFOOD	2
INTERNATIONAL	2
ASIAN	2
AMERICAN	2
MUSIC AND SHOW VENUES	1
CAFES, COFFEE AND TEA	1
STEAKHOUSES	1
OTHER	4

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