

2246 Stableridge Drive, Conroe, TX 77384
Carriage Hills Community

Absolutely gorgeous, beautifully maintained all brick single story, 3/2/3+ on ½ manicured acre. 2,177 sf living. Oversized 3+ car garage is 33' wide X 30' deep, 3 garage doors (2 dbl, 1 single, pull through on right side), built in cabinets/countertop with sink, workshop area, closet for hunting gear, separate hot water heater, new epoxy floor, single side door that leads to 17 x 8' covered back porch w/add'l (30 x 13) concrete patio. Driveway is approximately 3 cars wide and 5 cars in length. Home was custom built in 1999 & has been impeccably maintained. Home features high (11') ceilings throughout, formal dining, open kitchen/living/breakfast area, wood floors throughout except for new plank flooring in kitchen, breakfast room & foyer. Three large bedrooms, formal dining & breakfast room, crown molding, gas f/p, lots of windows overlooking 1/2 treed acre (lot is 100' wide x 200' deep). The driveway and garage are every man's dream with plenty of room for parking, workshop area, man cave, space for extra fridge & freezer. Gutters w/guards, whole house wired for security, roof installed March 2017, new fence on garage side, new HVAC installed 2013, exterior of home and garage painted approximately 1 year ago, sprinkler system front & back. Natural gas furnace, stove top, hot water heater (house), fireplace and whole house 22 KW Generac generator. This home is light & bright with plenty of windows to view the beautiful patio and half acre manicured, treed lot. Conroe ISD, low tax rate of 1.74%, low HOA fee \$205 annually. Shopping, restaurants, parks, hiking trails and The Woodlands just minutes away.

Kitchen

15 x 15, 11' ceilings, granite counter tops, 6' island with gas stove top, electric B/I oven & microwave, cabinets galore, recessed lighting, crown molding, opens to living room and breakfast area.

Breakfast Room

12 x 8, 11' ceilings, french door leading to covered back porch and detached garage.

Living Room

18 x 17, wood floors, 11' ceilings, solar screens on windows, crown molding, gas f/p, wall of windows facing beautifully manicured back yard.

Formal Dining Room

14 x 12, wood floors, 11' ceilings, windows overlooking front yard.

Primary Bedroom

16 x 15, wood floors, 11' ceilings, large walk-in closet with ensuite bath. Primary bath 18.5 x 9', separate tub & shower, double sinks, linen closet, wood & tile flooring.

Secondary Bedrooms

16 x 12, wood floors, 11' ceilings, wall of windows, walk-in closet.

16 x 10, wood floors, 11' ceilings, walk-in closet.

Second Bathroom

New Kohler walk-in tub/shower, wood floors, linen closet.