

# ***Jeannine Ducommun***

*Doing What I Love, Loving What I Do*

## **646 Durham Dr.**

### **In River Plantation Village**

A RARE FIND PRICED TO SELL! DARLING ONE-STORY custom with beautiful curb appeal, backing up to a forested park, & nestled on a peaceful street within walking distance to the secluded Country Club of River Plantation with a sports park featuring a large pool, basketball, tennis courts, event space, grill, & a stellar 18 hole golf course! This immaculate & well-maintained beauty has been loved, & it shows! It boasts 2 spacious PRIMARY BEDROOMS with en-suite bathrooms, a nicely sized kitchen w/ample tiled countertops, a large dining room & a huge family room w/an impressive floor-to-ceiling gas log fireplace & custom built-in cabinetry. Small office off family room! Cook outside on the gas grill enjoying nature! Attached side load 2-car garage w/washtub & custom built-in cabinets throughout! Refrigerator, Washer & Dryer stay! Tons of recent updates from 2018 to 2020: ROOF, A/C, double-paned windows, wood flooring & more. This home is in MOVE-IN condition! Hurry, make your offer today!

## **Recent Upgrades from 2018 to 2020**

New Roof with Architectural Shingles  
Replaced Air Conditioning  
Replaced old windows with Double-Paned Windows  
Opened the wall between the Kitchen and the Family Room,  
Added drawers and a granite countertop in Kitchen under the new wall opening  
Removed all carpet, refinished existing wood floors, and installed new wood floors  
Freshly painted interior and exterior  
Washer, Dryer & Refrigerator are included in the sale

## ***In the Seller's words...***

### **10 Things we love most about our home**

1. The open space in the back. There are so many beautiful trees and birds that come to the birdfeeder—such a lovely and peaceful space.
2. The neighbors. Everyone on our circle is friendly and really looks out for each other.
3. The neighborhood. The majestic trees along the winding roads, the covered bridge at the entrance, the extra space, and the unique houses.
4. The walking path. A previous golf course was turned into a walking trail. Very nice to have a safe walking area free from car traffic. It is easily accessible from Durham Dr.
5. Nature. So much wildlife to see and hear right from the yard or walking around the neighborhood. There are hummingbirds, owls, bluebirds, cardinals, and many others. We also see deer and rabbits.
6. Location. River Plantation is ideally located—ten minutes or less to The Woodlands or Conroe and a very easy trip down I-45 to Houston. There is a Kroger on the other side of 45, and an HEB is also convenient on 1488 and Kuykendahl.
7. Safety. We feel very safe and comfortable in our location.
8. I love the cozy room at the back of the house. With windows on two sides, there is always a beautiful nature view—the perfect spot for a reading nook, an office, or a comfy chair for morning coffee.
9. Two master bedrooms. I love having two spacious bedrooms with connected bathrooms—great accommodations for two adults or a room for guests to spread out and enjoy themselves.
10. Back patio. The back patio extends the living area—a nice spot for a neighborly get-together or dinner outside. The big beautiful trees keep the area shaded most of the day.