

*342 Shiloh Park
Conroe, TX 77302
MLS# 71129755*

Exterior:

- Front exterior stucco and brick
- Back and sides are all brick
- New fencing entire yard
- Double windows
- Detached garage

Interior:

- Family room - high ceilings, gas log fireplace with hearth and built-ins, wet bar/coffee bar, tile floors, neutral colors, exterior outdoor antenna.
- Formal dining – neutral colors, chair rail, double windows for natural light.
- Kitchen – 36-inch double gas ovens, 5 burner gas cooktop, deep drawers for pots and pans, abundance of cabinets for storage, granite counters, breakfast bar.
- Breakfast area – double windows for natural light, ceiling fan and light fixture above the table.
- Primary bedroom – Oversized primary bedroom with room for king size bed and furniture, wood tile floor, double windows.

- Primary bath suite – oversized frameless walk-in shower with bench, double sinks, extended granite counter for extra storage, wall mirror conceals jewelry storage compartment, his & her walk-in closets with built-ins.
- Secondary bedrooms – each room is large enough to accommodate a queen size bed plus furniture, walk-in closets with built-ins. Jack and Jill bath between 2 bedrooms.
- Insulated flooring on walkway upstairs

Pool Area:

- Custom pool cover included with pool. All pool equipment included. Lush landscaping surrounds the inground gunite pool, 2 pergolas with hanging fans for relaxing mornings and evenings, cool deck patio, separate spa/hot tub, outside hot and cold shower, storage shed.
- Garage – extended built-in work bench, epoxy flooring, oversized garage, garage door opener, 2 exterior walk-out doors.

Extras:

- 200-amp service in breaker box
- 2” faux wood blinds throughout home.
- Programmable thermostats on both levels
- Zoned gas central heat
- Zoned electric central air conditioner.
- Glass storm doors on front and back doors
- Lead glass front door

Exclusions:

- Countertop ice maker
- Mosquito spray system
- Outdoor furniture
- Pool storage box
- Trees and plants in planter (Not planted in the yard)
- All television sets.
- Portable Generator

Additional Items to Benefit the Buyer:

- Stainless steel dishwasher
- Custom pool cover with warranty and roller for each removal
- Professional respraying of all cook deck surfaces in backyard
- New fencing
- Weatherproofing stain and sealer on all woodwork including fencing, pavilions, and hot/cold outdoor shower.

Neighborhood Amenities Covered by Maintenance Fee:

- Mowing, dead tree removal, general upkeep for all park streets (Shiloh Park is a park street)
- Olympic pool
- Playground
- Park
- Gazebo
- Tennis Courts
- Pickleball Courts
- Basketball Court

Country Club & Golf Club:

- Variety of golf memberships available.
- Junior golf lessons in summer
- Couples' tournaments on holidays
- Restaurant, Pro Shop, Rooms for special events available.