

Property Features

1713 Wandering Hills — Conroe, TX

ARCHITECTURAL DESIGN ELEMENTS

- Elegant covered entry with leaded glass entry door
- Custom made New Orleans style wrought iron gate
- Ring Doorbell
- Wide foyer entering into family room
- Rounded arches in front hallways
- Dining area opens on to the covered patio
- Split floor plan with primary bedroom separate from other bedrooms

STRUCTURAL COMPONENTS

- Insulated low E windows installed throughout home
- AC service July 2023. Routine maintenance has been completed every Spring and Fall
- Attached two car garage with electronic opener
- Original Roof—2018

OUTDOOR AMENITIES

- Extended concrete patio at rear of house
- Lowe's installed hardcover Pergola with herringbone brick flooring
- Patio sized lot for easy outdoor maintenance

INTERIOR AMENITIES

- Open concept great room, dining and kitchen offer great flexibility for casual dining and entertaining
- Abundant storage with 42" high cabinetry and separate pantry
- Granite countertops in kitchen and baths
- Laundry Room features built-in shelving
- Full size breakfast / dining room with updated lighting
- Ceiling fans in all bedrooms and family room
- Luxury vinyl flooring through out the home (No carpet)
- Leased security system installed with phone control

KITCHEN AMENITIES

- Granite Countertops
- Full Pantry
- Gas Range
- Microwave/Rangehood
- Dishwasher
- Single compartment Farm sink

PRIMARY SUITE AMENITIES

Primary bedroom ensuite features double sinks with granite countertops
Walk-in frameless glass shower
Separate soaking tub.
Linen closet
Oversize primary closet

AUXILLARY BEDROOMS

Secondary bedrooms share full tub/shower bathroom.

ACCESS

Ten miles to Lake Conroe
Five to 15 miles to medical facilities in Conroe and The Woodlands
Twenty minutes to the Woodlands Market Street.
Thirty-five minutes to Bush International Airport
15 minutes to Sam Houston National Forest
25 minutes to Sam Houston State University

CONROE ISD

Giesinger Elementary School —Award Winning School
Cryar Intermediate School
Peet Junior High School —With in walking distance from Canyon Creek
Conroe High School

Welcome to your new home!
Discover the lifestyle you've been dreaming of
at
1713 Wandering Hills Drive