



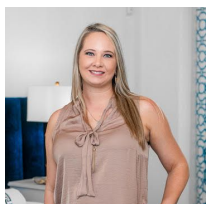
# 2902 Tulip Poplar Trail

BARTON CREEK RANCH | Conroe, Texas

3 BD 2.5 BA 1,925 SF \$335,000

## Amenities

- Expansive premium cul-de-sac lot
- No Rear Neighbors
- Epoxy finished flooring in Garage, Front Porch & Extended Rear Patios
- Gazebo with double curtains & solar-powered string lights
- Full surveillance with RING cameras included in front, in garage & rear patio
- Top of the line 2022 LG Stainless Steel kitchen appliances with ThinQ
- Walking Trails
- Carl Barton Jr. Park directly across Loop 336




**Sara ter Heege**

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## Listing Description

**Welcome to 2902 Tulip Poplar Trail, a refined retreat in Conroe's desired Barton Creek Ranch!** This modern single-story gem built in 2021 features 3 bedrooms, an office, 2 full baths & one powder bath. The contemporary **4-sided brick exterior** enhances curb appeal, situated on an **EXPANSIVE CUL DE SAC LOT with NO REAR NEIGHBORS** for privacy! Luxurious features incl. porcelain tile flooring, crown molding, a gas fireplace & soaring ceilings w/ great natural lighting. Kitchen is a focal point with an island, flat-top bar, walk-in pantry & upgraded Stainless Steel WiFi-enabled appliances. Spacious Primary Suite boasts a spa-like retreat w/ a separate tub/shower, dual sinks & large walk-in closet. Outdoor spaces incl. covered patios, a gazebo w/ shade curtains & solar-powered string lighting. Full gutters, epoxy flooring in garage + patios, and all ENERGY EFFICIENCIES desired. **With too many upgrades to list, this home is a TRUE GEM of modern living and luxury!** Schedule a showing today!

 Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

# We've asked the Sellers a couple of questions for why they love the home

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**What are some of your favorite features of your home? What do you love about your home?**

*We love the openness of our home. It's great for entertaining. We can cook while our friends hangout by the large kitchen bar. The Primary Suite has lots of light and a wonderful spa-like feeling. Our home is on a cul-de-sac and sits on one of the largest lots in the community and we have no neighbors in the back. As an added convenience, the mailbox is across the street, less than 200 feet away.*

**How would you describe the area and what it's like living in the Community?**

*Barton Creek Ranch is a beautiful residential community with families of all ages. We love to take 3-mile walks within the community most every day. It is a quiet neighborhood with well-groomed homes.*

**What are your favorite places to eat, shop and visit in the neighborhood?**

*We love breakfasts at First Watch, nachos at Torchy's, and shopping at the Marketplace (Kroger, Marshalls, Home Goods, DSW, Ulta, etc.).*

**What else can you share with the future buyers?**

*We love the gazebo! Whether it's watching the sunrise with our morning coffee or evenings hanging out with our friends...it's such a relaxing place!*



# Any updates you have made to the home within the last 5 years?

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- *New Stainless Steel WiFi-enabled Refrigerator (2022)*
- *New Stainless Steel WiFi-enabled 5-Gas Burner Range (2022)*
- *New Stainless Steel Microwave (2022)*
- *New Stainless Steel noise-controlled Dishwasher (2022).*
- *New ceiling fans in all rooms and back porch (2022).*
- *Epoxy coating in garage, front and back porch (2022).*
- *Back porch extension (15'x13') with epoxy coating (2022)*
- *12'x12' Gazebo with shade curtains and solar-powered string lights attached (2023)*
- *Sylis ORB handles on all cabinets/drawers in home*
- *Glide Out shelf rack in Kitchen cabinet for trash can*
- *See Change Order for list of upgrades at home design*

# 2902 Tulip Poplar Trail

Barton Creek Ranch | CONROE

3 BD 2.5 BA 1,925 SF \$335,000



**SCHOOLS**

- Runyan Elementary School, 1.43mi
- Bozman Intermediate School, 2.61mi
- Donald J Stockton Junior High School, 2.64mi
- Adventist Christian Academy Of Texas, 2.83mi
- Conroe High School, 4.62mi

**GROCERY STORES**

- Target Grocery, 3.86mi
- ALDI, 5.14mi
- Whole Foods Market, 9.25mi

**PARKS**

- Carl Barton Jr Park, 0.29mi
- Conroe Founders Plaza, 2.85mi
- Heritage Place, 3.00mi
- Kasmiersky Park Skatepark, 3.68mi
- Candy Cane Park, 3.87mi
- Gene Campbell Sports Park, 4.34mi

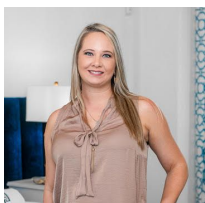
**GYMS**

- No Excuses Fitness and Recovery, 0.76mi

- Freedom Gym, 1.91mi
- Bombshell CrossFit, 2.25mi
- Eclipse Cycle, 2.63mi
- HOTWORX - Conroe, TX - River Plantation, 3.22mi
- F45 Training Grand Central Park, 3.30mi
- FITNESS PROJECT: Conroe, 3.99mi
- Planet Fitness, 4.02mi

**ENTERTAINMENT**

- Montgomery County Memorial Library System - Central Library, 3.42mi
- Time to Spare Entertainment, 3.45mi
- Main Event Shenandoah, 8.54mi
- Conroe Aquatic Center Waterpark, 3.87mi
- Urban Air Trampoline and Adventure Park, 7.09mi
- Cards & Comics Connection, 3.94mi
- Woodlands Church, 7.36mi
- Heritage Museum of Montgomery County, 4.00mi
- Star Cinema Grill, 4.47mi



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## CHANGE ORDER ADDENDUM TO PURCHASE AGREEMENT

Job #: 93085

Rev. 0 Date 8/21/21

Address: 2902 Tulip Poplar Trial  
 Community: BARTON CREEK RANCH

City: Conroe Zip: 77301  
 Lot 12 Block 01 Section: 02

Purchaser:

Email: \_\_\_\_\_

Cell phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_

Co-Buyer work phone: \_\_\_\_\_

**Meridian Brick: "Summer Ash"** Sides: 4 Stone: Meridian "Gray Fog Quarry Chopped"  
**Siding: "Kalispell #0998-3"** Trim: "Phoenix Fossil 1009-5"

Front Door/Shutters: Wood Door / "Glazed Granite #1011-6" Garage Door: "Kalispell #0998-3" Contract Date: 8/21/21

Rev. Date	A/D/A	Description	Price
8/21/21	Add	R-218-PR-CP "BRICK 4-SIDES - 1ST FLOOR - CLAY BRICK"	
8/21/21	Add	Lot Premium	
8/21/21	Add	Premium Elevation - PR	
8/21/21	Add	Covered Rear Patio	
8/21/21	Add	Brick 4 Sides - 1st Floor - Clay Brick - "Meridian - Summer Ash"	
8/21/21	Select	42" Tub w/ Separate Shower w/ Recess Light at Primary Bath w/ 4050PWF	Included
8/21/21	Add	Extra Vanity Sink (1 @ \$1200/ea.)(Primary Bath)	
8/21/21	Add	36" Direct Vent Fireplace w/ Wall Switch C-36 Square Leg Cast Stone Surround	
8/21/21	Add	Island - Maple "Chestnut"	
8/21/21	Add	Dedicated 20amp GFCI Plug - Garage w/ Separate Breaker (2 @ \$200/ea.)(See Diagram)	
8/21/21	Add	Black Exterior Coach Lights (2 @ \$175/ea.) (See Diagram)	
8/21/21	Add	2 Bulb Flood Fixture w/ Switch (2 @ \$200/ea.)(Rear of home)(See Diagram)	
8/21/21	Add	<b>** HIGH EFFECIENCY TANKLESS WATER HEATER **</b>	
8/21/21	Add	Upgrade Carpet A (BP67A Feat. Attrac.) - "#728 Shimmer"	Included
8/21/21	Add	Upgrade Carpet Pad 1/2" 5#	
8/21/21	Select	Italian Tile Entry - "EL25 Sand Storm" 12" x 24" (#39 Ivory)	Included
8/21/21	Select	Kitchen/Breakfast Tile - "EL25 Sand Storm" 12" x 24" (#39 Ivory)	Included
8/21/21	Add	Family Room Tile - "EL25 Sand Storm" 12" x 24" (#39 Ivory)	
8/21/21	Add	Study/Living Room Tile - "EL25 Sand Storm" 12" x 24" (#39 Ivory)	
8/21/21	Select	Primary Bath Tile (All Wet Areas) - "EL25 Sand Storm" 12" x 24" (#39 Ivory)	Included
8/21/21	Select	Hall Bath #2 Tile (All Wet Areas) - "EL25 Sand Storm" 12" x 24" (#39 Ivory)	Included
8/21/21	Select	Powder Bath Tile - "EL25 Sand Storm" 12" x 24" (#39 Ivory)	Included
8/21/21	Select	Utility Room Tile - "EL25 Sand Storm" 12" x 24" (#39 Ivory)	Included
8/21/21	Select	Tile Step Out at Back Door - "EL25 Sand Storm" 12" x 24" (#39 Ivory)	Included
8/21/21	Select	Hall at Powder Bath Tile - "EL25 Sand Storm" 12" x 24" (#39 Ivory)	w/ Entry
8/21/21	Add	Hallway at Bath #2 Tile - "EL25 Sand Storm" 12" x 24" (#39 Ivory)	
8/21/21	Add	4 1/4" Crown - Family Room	
8/21/21	Add	4 1/4" Crown - Primary Bedroom	
8/21/21	Add	4 1/4" Crown - Entry	
8/21/21	Select	6 Panel Doors	Included
8/21/21	Select	15 SEER A/C	Included
<b>TOTAL SALES PRICE</b>			

Purchaser has deposited with seller the sum of \_\_\_\_\_ as a non refundable upgrade deposit.

**THIS CHANGE ORDER ADDENDUM AMENDS THE PURCHASE AGREEMENT AND IS HEREBY INCORPORATED INTO AND IS A PART OF SUCH PURCHASE AGREEMENT.**

Sales Representative

\_\_\_\_\_  
 Purchaser Date

Long Lake, L.L.C.

Date

## CHANGE ORDER ADDENDUM TO PURCHASE AGREEMENT

Job #: 93085

Address: 2902 Tulip Poplar Trail

Purchaser:

Rev. Date	A/D/A	Description	Price
	Add	Subtotal from page 1	
8/21/21	Add	WiFi Enabled Thermostat	
8/21/21	Select	R38 Insulation (ceiling)	Included
8/21/21	Select	Energy Seal Package	Included
8/21/21	Add	Two Thirds Lite - Crockett	
8/21/21	Select	Vinyl Windows - White	Included
8/21/21	Add	2" Faux Wood Blinds (excludes tubs, arches & doors)	
8/21/21	Add	42" Upper Kitchen Cabinets (Maple) - "Chestnut"	
8/21/21	Add	INSPIRATIONS Level 1 Kitchen Tile Backsplash Upgrade - "RD20 Elixer" 3" x 9" (#77 Frost)	
8/21/21	Select	Black Appliances Standard	Included
8/21/21	Add	FLAT TOP Granite Kitchen Countertops - NO HIGH BAR - Group 2 "Agave" (Std. Square)	
8/21/21	Add	Granite Island Countertops - Granite Island Top - Group 2 "Agave" (Std. Square)	
8/21/21	Add	Mirado HA100 Undermount Stainless Steel Sink	
8/21/21	Add	Optional Medicine Cabinet - "Maple - Chestnut" (1 @ \$200/ea.)(Primary Bath)(See Diagram)	
8/21/21	Select	Pedestal Sink - Powder Bath	Included
8/21/21	Add	Maple Bath Cabinets - "Chestnut"	
8/21/21	Select	White Cultured Marble Countertops in All Baths	Included
8/21/21	Select	Full Sod	Included
8/21/21	Add	Full Gutters	
8/21/21	Add	Garage Door Opener	
8/21/21	Select	Classic Raised Panel Garage Door	Included
<b>TOTAL SALES PRICE</b>			

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8/25/21  
Date

Sales Representative

Purchaser \_\_\_\_\_ Date

Long Lake, L.L.C.

Date

6/12/15



Diagram # 1/2

BKLN 4-SIDES

Job # 40000

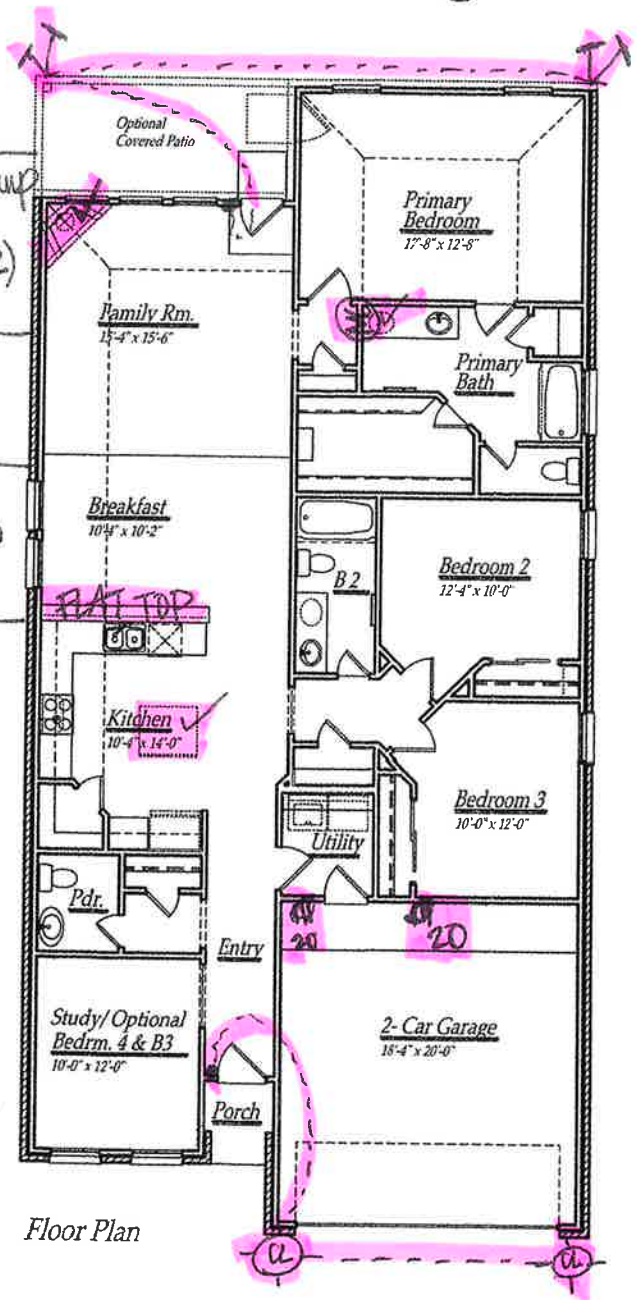
R-218-PR-CP  
2902 Tulip Poplar Trail



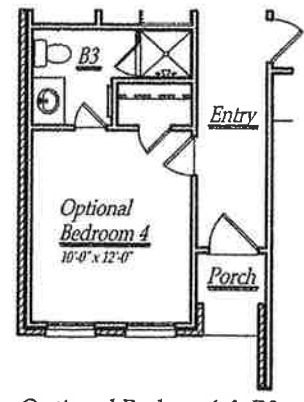
- ISLAND
- Flat Top (No high bar)
- Extra Vanity Sink (Primary)
- 42" Tub w/ Separate Shower w/ Recess Light @ Primary Bath

# Lake Ridge Builders

- P<sub>20</sub>: Dedicated 20amp Effcl Plug w/ Sep. Breaker (2)  
Both 4'6" AEF
- 2: Coach Lights (2)
- 2: Bulb Flood Fixture w/ Switch (2)
- Optional Medicine Cabinet (1)



Floor Plan



Optional Bedm. 4 & B3

Brochure plans are artist depictions and may vary from actual plan. Square footages, room dimensions, prices, specifications, materials and availability of homes by community may vary, and are subject to change without notice.

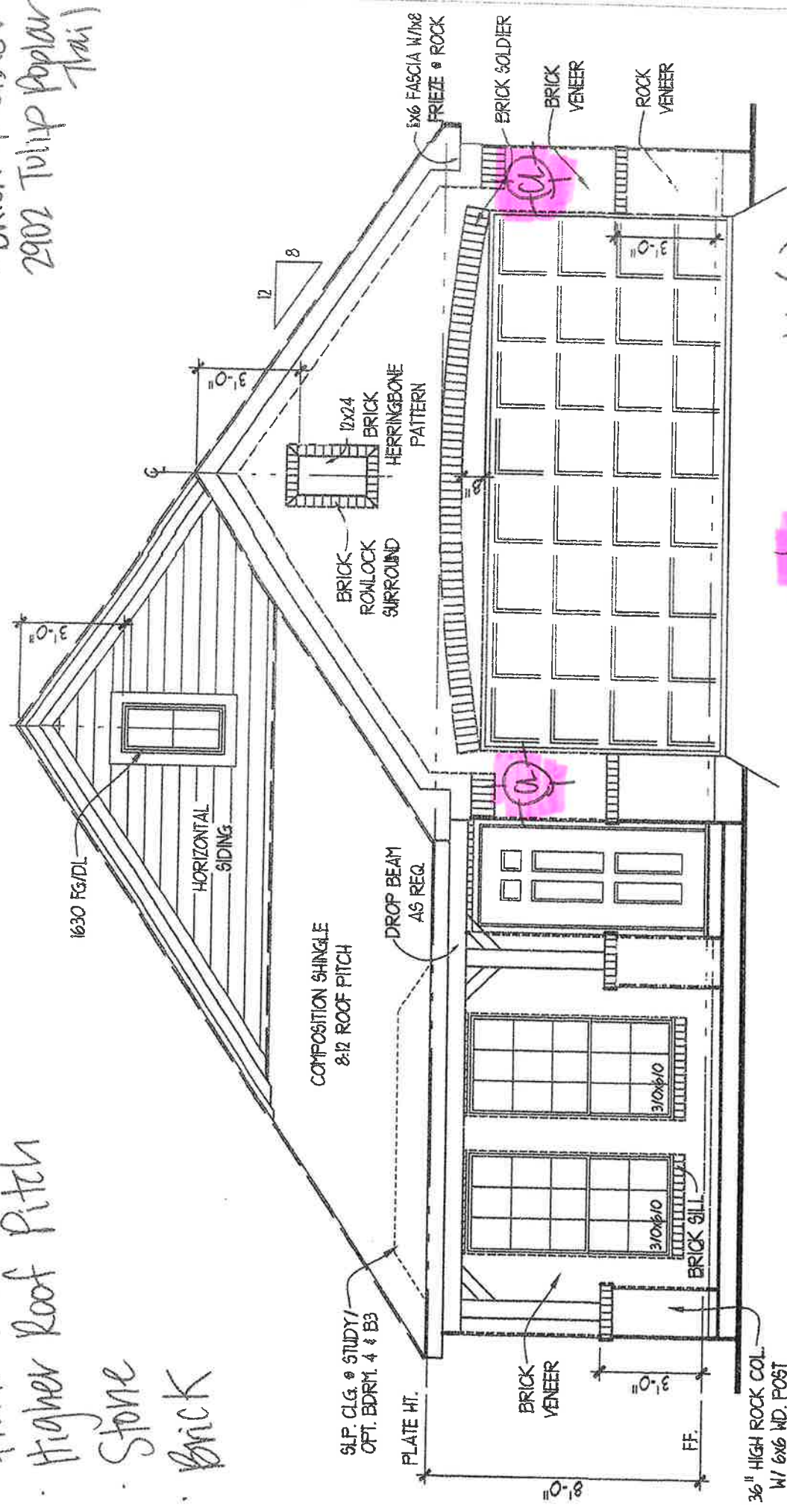
Upgrade - PK

Diagram #2

Job # 420005

R-218-PR-CP  
BRICK 4-SIDES  
2902 Tulip Poplar  
(Main)

- Front Patio
- Higher Roof Pitch
- Stone
- Brick



# FRONT ELEVATION "PR"

Coach Lights (2)  
Both 6'6" AFF

36" HIGH ROCK COL.  
W/ 6x6 WD. POST  
CEDAR WRAPPED