



Property Address: 10765 Champion Forest Loop, Conroe, TX 77303

DESCRIPTION	DATE	
Downstairs floors upgraded	December 2021	Luxury Vinyl Plank
Kitchen countertops upgraded	December 2021	Granite
Upstairs carpet replaced	December 2021	
LED Light fixtures installed	2022	



TOP 10 THINGS WE LOVE ABOUT OUR PROPERTY

Property Address: 10765 Champion Forest Loop, Conroe, TX 77303

- 1. Privacy
- 2. Great Neighbors
- 3. Still close to town
- 4. Great school district
- 5. Older part of town with good (low) tax rate
- 6. Extremely low HOA
- 7. Excellent fiber internet Tachus
- 8. Quiet & peaceful
- 9. 30 X 50 Shop
- 10. 1 acre lot



UTILITY INFORMATION

Property Address: 10765 Champion Forest Loop, Conroe, TX 77303

UTILITY	MONTHLY AVG.
ELECTRIC	less than \$200
GAS	N/A
WATER/SEWER	Well & Septic
WASTE MGMT	\$30