

9982 Chimney Swift Ln

Conroe, TX 77385

Feature & Update Summary

General:

- New roof and full house gutters installed 7/22
- New Carpet and paint 3/24
- Excellent location near Houston Methodist The Woodlands and Texas Childrens
- Classic brick & traditional exterior with stunning curb appeal
- Spacious lot on a Cul-De-Sac with NO back neighbors!
- This floor plan is very adaptable & accommodates virtually any lifestyle
- Quiet street with no "Thru" traffic
- Water Softener System
- Smart home with Google Hub, Nest Thermostat, and doorbell camera
- CAT 6 cable throughout
- Low 2.22 tax rate
- Convenient to the shops & restaurants of The Woodlands
- Community features pool, splashpad, park, tetherball courts, and pavilion
- High & Dry during Hurricane Harvey!

Living Room:

- Gracious entry foyer with tile will welcome your guests
- Front coat closet to drop items as you walk in
- Room for socializing with friends or relaxing with views out to the backyard

Formal Dining Room:

- Perfect for entertaining family or friends for holiday dinners or birthdays
- Quick access to the kitchen for easy service
- Plenty of room for large dining table, chairs & accent pieces
- Can be utilized as a flex space to suite your needs

Kitchen & Breakfast Area:

- The home chef will love the high end appliances
- Gas stove with convection oven installed 2024
- Smart microwave featuring convection cooking and Air Fryer installed 2024
- An amazing amount of storage in the kitchen, great counter-space & abundant 42" cabinetry
- Upgraded Stainless Steel sink 2024
- Breakfast area for snacks or casual dining with view of front yard

Game Room:

- The game room provides ample space for multiple activity areas
- Windows to the back-yard overlook the greenspace and gully beyond the fence line
- This secondary common area allows for privacy downstairs while hosting large groups

Master Suite:

- Master bedroom with vaulted ceiling provides a relaxing retreat, with bay windows, and 2 large walk-in closets you don't have to fight for storage space
- Plenty of room for "Texas size" furniture
- 4k security camera system can be quickly monitored from the master
- Adjoining master bath features large soaking tub for relaxing and large frosted window
- Separate tiled shower with storage shelves & glass door

Bedrooms:

- All secondary bedrooms are well-sized and feature spacious closets
- Upgraded with ceiling fans for your comfort during the summer heat
- The downstairs bedroom with direct access to the full bath is an excellent guest room for weekend visitors or could be used as a private office

Exterior:

- Oversized lot provides pleasing curb appeal of this large custom property
- Exterior features brick and cement board siding
- Accent coach lighting highlights the walk up the driveway and showcases this fine home
- Address plaque neatly displayed within the brick facade

Taxes: \$6,857 (2023)

Schools: Conroe ISD

Offered at: \$317,900

Low Tax Rate: 2.22

