



APRIL EDWARDS  
REALTOR®

## 12116 Brazos Drive

### Features & Improvements

- Less than Two Year Brick Front Driskill Floor Plan Gehan Home One Story on Quiet Street in the Texas National neighborhood
- Kitchen equipped with 42" Hazelnut Cabinets, Biscuit Tile Backsplash, Granite Countertops, Stainless Steel 5-Burner Gas Stove, Pull-Down Faucet with Deep Dual-Basin Stainless Steel Sink, Microwave and Energy Star Stainless Steel Appliances
- Kitchen Area opens to the Living Room also has Pantry, Breakfast Bar Island with room for barstools and a Spacious Dining Table Area
- Spacious Living Room overlooking Backyard provides multiple ways to arrange furniture with connecting Den area which can be used as a study or for a variety of other purposes
- Large Primary Bedroom has Tray Ceiling with Ceiling Fan overlooking Big Back Yard
- Primary Bathroom with Quartz Countertops has Non-Jetted Soaking Tub & Separate Shower with Large Walk-In Closet including Built-In Shelves and LOTS of Storage and Counter Space

- Laundry Room centrally located and tucked away off Kitchen with Built-In Storage Shelves and door to close off
- Tray Ceiling Detail in the Foyer Hallway
- Faux Wood Slat Blinds throughout
- Mohawk Hardwood Flooring in 3/5/7" widths throughout Living Areas, Kitchen & Foyer
- Digital Thermostat Wi-Fi Enabled
- Gutters on most of Home
- Covered Front Door Area with Ring Doorbell
- Garage Door Opener Wi-Fi Enabled
- Double-Wide Driveway
- Wooded .2238 Acre Lot with Large Partially Fenced Back Yard and Covered Concrete Patio
- Door to Backyard easily accessible and situated so it's not impeded by another room or furniture in the home
- Neighborhood Park and Open Community Space
- Low Tax Rate of \$2.5464 (2023)
- Easy Access to I-45, Conroe, The Woodlands, Lake Conroe, Montgomery County Fairgrounds