

Upgrades and Special Features List

582 Sewanee Park, Conroe, TX 77302

New Upgrades:

- Painted interior, 2024
- Painted exterior, 2024
- Refinished all Parquet floors, 2024
- New flooring in kitchen, utility room and powder bath and upstairs bathroom, 2024
- New carpeting downstairs, 2024
- New water heater, 2024
- New garbage disposal, 2024
- New GFCI's, 2024
- New LED recessed lights in living room, kitchen, utility room, all bathrooms, and primary dressing room, 2024
- New exterior lighting, 2024
- New upstairs bedroom ceiling fans, 2024
- New gutter system on front eve, 2024
- Added cedar accents to exterior, 2024
- Completely overhauled sprinkler system, Summer of 2023
- New composition Roof, Fall of 2023
- New A/C, fall of 2023. The 2nd A/C unit is 2018

Special Features:

- Custom built home
- Two lots totaling 35,576 square ft
- No backyard neighbors
- Cul-de-sac street
- Oversized 3 car garage with 10 ft tall garage doors and 11 ft ceilings
- Storage shed (with new roof)
- 24 ft covered back porch/breezeway plus additional spacious outdoor patio
- Large circular driveway
- Exterior front yard rock fountain
- True north compass inlaid in the foyer terrazzo floor
- Grand family room/den with wood paneled walls
- 21 ft vaulted wood beamed ceiling
- Two story Antique Chicago brick gas fireplace with 22 ft long hearth
- Up-lighting/accent lighting in family room/den
- Walk-in wet bar
- Wood parquet flooring
- Retro 1960's lighting in foyer, dining room, breakfast room, wet bar, hallway, upstairs walkway, open study, and gameroom
- Dining room with bay window
- Breakfast room with desk and built-ins
- Box window in breakfast room
- Kitchen Antique Chicago brick accent wall with arch
- Wood beamed ceiling in kitchen

- Abundance of cabinets and counter space
- Oven plus large broiler underneath
- 5-burner gas cooktop
- Microwave
- Dishwasher
- Washer & Dryer
- Mid-century modern wallpaper in powder room
- Downstairs primary bedroom with dressing room/vanity and walk-in closet
- Box window in primary bedroom
- Downstairs bathroom with pristine 1960's tiled floor and shower
- 2nd bedroom downstairs with walk-in closet
- Brady Bunch staircase
- 2 bedrooms upstairs
- Upstairs full bathroom with pristine tiled shower/cast iron tub and 1960's striped wallpaper
- Expansive balcony upstairs
- Open study upstairs with built-ins
- Gameroom with 16 ft long built-in seating bench and built-in shelves
- Crown molding throughout home
- Golf course community
- Community pool, tennis courts, basketball court, playgrounds, and picnic tables