



APRIL EDWARDS  
REALTOR®

## 4186 Hidden Timbers Lane

### Features & Improvements

- Brick & Stone Centex 4 Bedroom, 2.5 Bath Two Story Home directly across from a Cul-de-Sac in The Woods of Conroe neighborhood
- Kitchen equipped with Whirlpool Appliances, 42" White Upper Cabinets and Lower Cabinets providing LOTS of storage for all your cooking items, Quartz Countertops, Stainless Steel 5-Burner Gas Stove, Dual-Basin Stainless Steel Sink, Extended 10' Breakfast Bar Island and Large Walk-In Pantry
- Breakfast Area provides room for a large table with plenty of space to walk around and access back door
- Study/Flex Room with French Doors and Crown Molding located at the front of the home away from other rooms provides a quiet place to work or relax
- Additional Flex Room directly off Living Room with Half Bath
- Laminate Wood Flooring throughout first floor
- Spacious Primary Bedroom overlooking Big Back Yard with En-Suite Bath complete with Dual Sinks, Super Shower and Built-In

Shelving for all your personal items and a Large Walk-In Closet with Built-In Shelving

-Gameroom overlooks Backyard with direct access off the stairs

-Ceiling Fans in Living Room and a Secondary Bedroom

-Laundry Room centrally located upstairs close to all bedrooms

-Faux Wood Slat Blinds on all windows

-Digital Thermostat

-ADT Security System, including Camera Doorbell, one camera over garage, one camera on back of home and downstairs windows sensed, installed and owned with monitoring available through ADT for a fee

-9' High Ceilings on the first floor

-Epoxy Garage Floors

-Built-In Pest Control System in exterior

-Long Double-Wide Driveway

-Covered Front Porch to enjoy neighborhood activity and enjoy the Bluebonnets in front yard

-Fully Fenced and Sodded Back Yard with Covered Concrete Patio overlooking Woods with No Direct Rear Neighbor

-Home located in rear of neighborhood cutting down on through traffic

-Gutters on most of Home

- Whole Yard Programmable Sprinkler System
- Sidewalks throughout neighborhood
- WIDE streets throughout neighborhood
- Park within the neighborhood
- Low Tax Rate of \$2.9163 (2023)
- Low annual HOA fee \$350 (2023)
- Close to Hwy 105 and I-45, Conroe, Montgomery, Magnolia and The Woodlands