

***20539 Hwy 105, Cleveland***  
**Property Features & Updates**

- Priced below market value, per comps!
- Hwy 105 Frontage in Montgomery County
- Residential or Commercial use
- 6.656 Acres
- 2 Homes - Main house: 3 beds/2 baths (built in 1976); Guest house: 2 beds/1.5 baths (built in 1995)
- Asphalt Circle Drive
- Workshop with Greenhouse, Wellhouse and Covered Concrete Bays
- Storage Shed
- 3 Carport Spaces
- Attic above Carport
- Spacious, Split Floor Plan
- Roof Recently Replaced
- Recently Replaced A/C
- Top Priority of Electricity Restoration due to Proximity to Highway
- Conroe ISD Loads & Unloads Directly in Front of House
- Wood-burning Fireplace / Also Piped for Gas Use
- Massive Built-in Shelving & Storage Surrounding Fireplace
- Cabinets & Kitchen Space Galore
- Built-in Floor-to-Ceiling Pantry Storage
- Giant Oven
- Vintage Tile in Kitchen & Back Hallway
- Primary Bedroom has Walk-in Closet and Ensuite Bathroom
- Room-length Closet in one of the Secondary Bedrooms
- Homes Each Sit at a High Elevation, on a Hill
- Per Sellers, has not flooded
- Backyard Patio
- Partially Fenced
- Main Breaker is Inside Home, Not Outside
- Lush, Mature Landscaping with Old Camellia Bushes and Wisteria
- Stained Glass Window in Front Door
- Foyer
- Endless possibilities for this property since it can either be Residential or Commercial! Make it your primary residence, investment property, or use it for your business