

5757 LAKESIDE VILLAS CT.  
CONROE, TX 77304  
NOTES FROM SELLER

- **Neighbors are fantastic.** Very Friendly, helpful, kind. Pet friendly neighborhood.
- 55+ Active Adult community with club house, pool, other amenities such as pickle ball court
- Always some activities occurring within the neighborhood or clubhouse.
- Gated entry
- Access to Lake Conroe with a boat launch
- Community ponds
- Neighbors help neighbors (sprinkler systems, water heater winterization, etc.)
- Lock and leave community
  - Quiet
  - "Golf cart" style community
  - Yard maintained by HOA dues
- Low utility bills
- Screened in back patio with fan makes for peaceful evenings watching sunset.
- No road noise (like freeway, major thoroughfares).
- Close to fire department
- Not in city of Conroe (low tax rate)
- No MUD
- Buried electric (no overhead and poles)