



2507 Franklin Woods Drive, Conroe, TX 77304

UPDATES:

- ROOF – January 2024
- CARPET – May 2024 & July 2022
- A/C – April 2021
- New kitchen faucet
- New kitchen light fixtures
- New toilet, cabinetry & mirror in half bath

FEATURES:

- 1 story, open concept split floorplan with large bedrooms & large living spaces
- 3 car, tandem garage
- Charming front porch & covered back patio
- High ceilings
- Wired for surround sound
- Short walking distance to Giesinger Elementary & Cryar Intermediate School; 3 minute drive to Peet Junior High School
- Short walking distance to community clubhouse, pool & park
- Very close proximity to I-45 (0.5 miles)
- Very close proximity to notable shopping (*Wal-Mart, Sam's, Kroger, Academy, Lowe's, H-E-B*) and dining (*Gringo's, Walk-Ons, Olive Garden, Cheddars*)