



HARMAN RESIDENTIAL
REALTY GROUP

2271 Stableridge Drive, Conroe, Texas 77384-3362
4(5) Bed | 3 Bath | 2 Car Detached Garage | Year Built 1996
3,351 Sq. Ft. | 30,000 Sq. Ft. Lot per Appr Dist.

Key Updates (2024)

- Upgraded breakers in Electric Panel & installed new GFCI outlets to interior & exterior of home
- Gutters around property
- Luxury vinyl wide plank floors throughout
- New 5-ton Goodman HVAC 14.3 SEER2 system
- New 12000 BTU Mini Split AC & Heater 1-ton WIFI compatible unit
- Interior doors & hardware
- Interior & Exterior paint
- Soft closing cabinets & drawers throughout
- Calcatta mystic quartz countertops
- Generac Guardian 22kW Aluminum Home Standby Natural Gas Generator
- Separate electric meters for main dwelling & Apartment unit

Kitchen (20.5' x 14.0')

- Full kitchen remodel
- Custom wrapped recessed vent hood
- Zellige Perla Polished Ceramic tile backsplash
- Large single bowl Farm-House apron front sink /w high arc faucet + pull down sprayer
- LED recessed lighting
- Pot Filler
- Convenient Desk / Workspace for working, checking mail or doing homework

Appliances

- Thor 36" Freestanding SS Professional Gas Range /w 6 sealed burners, 6 cu. ft. oven capacity /w LED Display Screen (Model No. ARG36)
- 30" Recessed Vent Hood
- Cosmo 24" Built-In 1.2 cu. ft. Microwave Drawer (Model No. COS-12MWDSS)
- Cosmo 24" Front Control Built-In Tall Tub Dishwasher with Fingerprint Resistant SS body (Model No. COS-DWD24FBR)
- Garbage disposal

Dining/Breakfast Area (13.9' x 10.3')

- Formal layout design conveniently located near front entrance /w direct access to both the living room & kitchen areas creating a perfect space for entertaining family & friends

Den (15.0' x 13.6')

- Amazing multi-use space off the living room capable of being used as a private office, library/reading room or any other number of in countless ways
- Gas log fireplace complete /w mantle
- Spacious window Alcove provides additional seating & ample sunlight

Living Room (18.7' x 17.8')

- Gorgeous rustic reclaimed barnwood paneled accent wall
- French doors leading to private backyard oasis

Primary Suite (16.0' x 14.4')

- Private sanctuary positioned far from the main living & traffic areas creating a peaceful environment perfect for relaxing at the end of a long day
- Hampton Bay remote control ceiling fan /w lighting

Primary Closet (10.1' x 3.4')

- His & Her entrances /w built in shelving for additional storage

Primary Bathroom (14.5' x 11.7')

- Luxury wet room oasis /w brushed gold rainfall shower system complete /w 59" freestanding soaker tub & wall mounted tub filler
- Double vanity equipped /w under mount sinks & metal framed vanity mirrors
- Brushed gold 3-Light modern vanity lighting /w glass globe shade wall sconces
- Brushed gold vanity faucet & metal drain assembly
- Spacious private water closet /w High Efficiency dual flush toilet
- French doors leading to private backyard deck patio
- Exhaust fan

Interior Mud/Utility Room (4.5' x 8.0')

- 220v outlet & gas Dryer connections

Second Bedroom (15.0' x 11.3')

- Reach-in closet

Hollywood Bath (5.7' x 11.6')

- Double vanity complete /w undermount sinks, matte black faucets & drains
- High Efficiency dual flush toilet

Third Bedroom (11.7' x 13.0')

- Walk-in closet

Office (8.9' x 8.5')

- Positioned near the front door entrance of the home off the hallway to the primary bedroom

Fourth Bedroom (11.7' x 11.8')

- Walk-in closet

Hall Bathroom (5.9' x 11.6')

- Single sink vanity complete /w custom built in makeup vanity
- High Efficiency dual flush toilet
- Tub shower combo /w all new matte black hardware

Detached Garage/Workshop (23.4' x 28.0')

- Two door detached garage /w 11' ceiling that can also function as a private workshop/mancave
- Electric water heater
- Chamberlain belt drive garage door opener /w myQ & battery backup
- Laundry area complete /w electric dryer & washer connections
- Separate electric meter & panel that also services the fully updated second floor apartment

Studio Apartment

Kitchen (8.0' x 8.7')

- All new soft close cabinets & drawers + quartz countertops
- Large single bowl stainless steel sink /w high arc faucet + pull down sprayer

Appliances

- Alma 30" Freestanding 4-Element SS Electric Range (Model No. AER6303MMS)
- 1.6 cu. ft. Over the Range SS Microwave (Model No. AMV2307PFS08)
- Garbage disposal

Living/Primary Bedroom (17.3' x 14.1')

- Spacious living/bedroom multiuse area perfect for short/long term guests or hosting sport watch parties /w friends & family
- Walk-in storage closet

Primary Closet (6.2' x 5.7')

- Generously sized walk-in closet complete /w newly installed upper and lower dowel rods

Primary Bathroom (5.6' x 7.5')

- Single vanity complete /w undermount sink, matte black hardware, faucet & drain
- High Efficiency dual flush toilet
- Tub shower combo /w all new matte black hardware

Additional Key Features

- Private septic system
- Sprinkler system
- Second private unfinished driveway /w gated access to backyard big enough to use as storage for a trailer, camper, or boat
- Spacious partially fenced off backyard /w no backyard neighbors & your very own private creek oasis
- Gated single wide driveway that leads the oversized detached garage complete /w motor courtyard
- Tax Rate – 1.5857%
- Zoned to top rated Conroe ISD schools:
 - Bush Elementary
 - McCullough Junior High
 - Mitchell Intermediate
 - The Woodlands High School