

We've asked the Sellers a couple of questions for why they love the home

What are some of your favorite features of your home? What do you love about your home?

The spaciousness, bright light, soaring ceilings and how no other home is like it due to the custom build that it is! I also love the grandiose entry matching inside, the columns on the rear of the home and upstairs balcony overlooking our expansive lawn with gorgeous tall trees. It's perfect for our Texas thunderstorms.

The Sunsets here: PHENOMENAL.

How would you describe the area and what it's like living in the Community?

Peaceful Texas living with the convenience of "inner city" around Lake Conroe/Montgomery! We are going to miss the peacefulness this home and area provides. Harbor Side is a golf cart community with each lot being over an acre providing that luxury lifestyle due to all properties being more spread out than typical communities. Also, we have private Lake Conroe access, pavilions, tennis court, volleyball court, baseball field & walking trails!

What are your favorite places to eat, shop and visit in the neighborhood?

We are such foodies! We really enjoy Kitchen Tales for brunch, Phils Roadhouse, Ransom's Steakhouse, Lalo's Mexican Restaurant, McKenzie's BBQ, Landshark Bar & Grill, Monty's Lighthouse, Akashi Sushi, Conroe Lake House and the Walden Lakeview Dining! There are many more restaurants we enjoy, these mentioned are our top favorite.

What else can you share with the future buyers?

We truly are going to miss this home, the privately gated Harbor Side Community and Lake Conroe; We want the future buyers to truly cherish our home like we did! We've done the upgrades to the home, it'll be effortless for any future homeowner to make it their own!

Any updates you have made to the home within the last 5 years?

- **Roof replaced with CertainTeed Moire Black** (May 2022)
- **Replaced windows to Double Paned Vinyl with upgraded fixed windows in Family Room as well thru Window World w/ transferrable 7 year maintenance warranty** (October 2022)
- **Replaced garage door and motor by German Garage Doors** (Summer 2022)
- **Replaced exterior entry chandelier and garage sconce lighting with Anthology Lighting** (Fall 2022)
- **Replaced all switches to luxury rocker switches** (April 2024)
- **All AC Ducts sanitized and cleaned** (Fall 2022)
- **New control panel for Septic** (April 2024)
- **Added large 30'x 20' rear patio** (Fall 2022)
- **Installed GE Profile gas 5-burner stovetop** (Fall 2022)
- **Installed GE Profile fingerprint resistant dishwasher** (Winter 2022)
- **Fresh Paint in Primary Suite + bathroom, Kitchen/Dining Room** (May 2024)
- **Fresh deep cleaning on all carpets** (May 2024)
- **PEX tubing above Game Room** (December 2022)
- **Pressure washed entire driveway, sidewalks, entry and rear patio** (June 2024)