



# 2704 SHADY MAPLE TRAIL

## *Features & Upgrades*

### **Exterior Features**

- 2022 newly built two story home
- 3 sides brick/stone/Hardie siding
- Post-tension stressed foundation
- Deadbolt locks on all exterior doors
- Classic raised panel steel garage door
- Professionally landscaped front yard
- Covered back patio
- Fully fenced yard
- 6 panel fiberglass front door
- 25-year algae resistant shingle

### **Kitchen & Breakfast**

- Designer 42-inch flat panel oak cabinets
- Granite kitchen countertops
- Ceramic tile backsplash
- GE gas range w/OTC microwave
- Energy Star dishwasher
- Large walk-in pantry

### **Interior Features**

- 3 bedrooms, 2.5 bathrooms
- 2 car garage
- 2,161 sq. ft.
- Primary bedroom, secondary bedrooms and game room upstairs
- Ceramic tile in all the wet areas
- MOEN plumbing fixtures
- Brushed Nickel door hardware and lighting
- High efficiency water conserving elongated toilets
- Interconnected smoke detectors with battery back up and carbon monoxide detectors
- Brushed nickel ceiling fan with light in family room

### **Energy Efficiency**

- Energy Plus Program
- LP TechShield Radiant barrier decking
- 15 SEER A/C
- LED lighting
- Digital programmable thermostat
- Rinnai tankless high efficiency water heater
- Dual pane, triple low E windows



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## *Community Data & Details*

Learn more about Barton Creek Ranch. We have gathered neighborhood details, school information, and proximity of main thoroughfares for the new community.

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### **Barton Creek Ranch Schools**

#### **District**

CONROE ISD  
3202 W. Davis Conroe, Texas  
77304  
936-709-7751  
<https://www.conroeisd.net>

#### **Junior High**

Stockton JR. High School  
2750 Excellence Ave. Conroe, Texas  
77301  
936-709-4500  
<https://stockton.conroeisd.net/>

#### **Elementary**

Runyan Elementary  
1101 Foster Dr. Conroe, Texas  
77301  
936-709-2800  
<https://runyan.conroeisd.net/>

#### **High School**

Conroe High School  
3200 West Davis Conroe, Texas 77304  
(936) 709-5700  
<https://chs.conroeisd.net/>

#### **Intermediate**

Bozman Intermediate  
800 Beach Airport Rd. Spring, Texas  
7730a  
936-709-1800  
<https://bozman.conroeisd.net/>

#### **College/University**

Lone Star College  
5000 Research Forest Drive The Woodlands,  
Texas 77381  
832.813.6500  
<https://www.lonestar.edu/>



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## **Parks of Barton Creek Ranch**

- Carl Baron Park
- Kosmiersky Park
- McDode Park
- Candy Cone Park
- Lake Conroe Park

## **Access to Barton Creek Ranch**

- Grand Parkway - 18 Miles
- 1-45 North - 3 Miles
- Highway 105 - 4.2 Miles
- Hardy Toll Road - J7 Miles
- U.S. 59 North - 18 Miles
- Som Houston Toll -27 Miles

## **Barton Creek Ranch HOA**

Crest Management  
Hayley Rader

## **Post Office Serving Barton Creek Ranch**

Us Post Office  
809 W Dallas  
Conroe, Texas 77305

## **Utility Services for Barton Creek Ranch**

### **Energy**

Entergy  
800-584-1241

### **Gas**

Center Point Gas  
713-659-2111

### **Phone**

Consolidated  
Communications  
844-968-7224

### **Water**

City of Conroe - MUD #1  
936-522-3170

### **Trash**

City of Conroe  
936-522-3170

### **Cable**

Consolidated/Suddenlink  
877-694-9474