

# Features

150 Maurine  
Cleveland, Texas 77328

## **Main Home:**

- 3 bedrooms, 2 bathrooms
- Recently remodeled kitchen with quartz countertops and an island
- Updated bathrooms with quartz counters
- Fresh interior and exterior paint
- Energy-efficient solar panels (fully paid off)
- Whole house propane Generac Generator

## **Oak Creek Modular Home (2021):**

- 2 bedrooms, 2 bathrooms
- Currently leased for \$700 per month (tenant can vacate with 30 days' notice)
- Separate electric meter
- Slab foundation with a covered porch and staircase
- 930 square feet of living space

## **Property Highlights:**

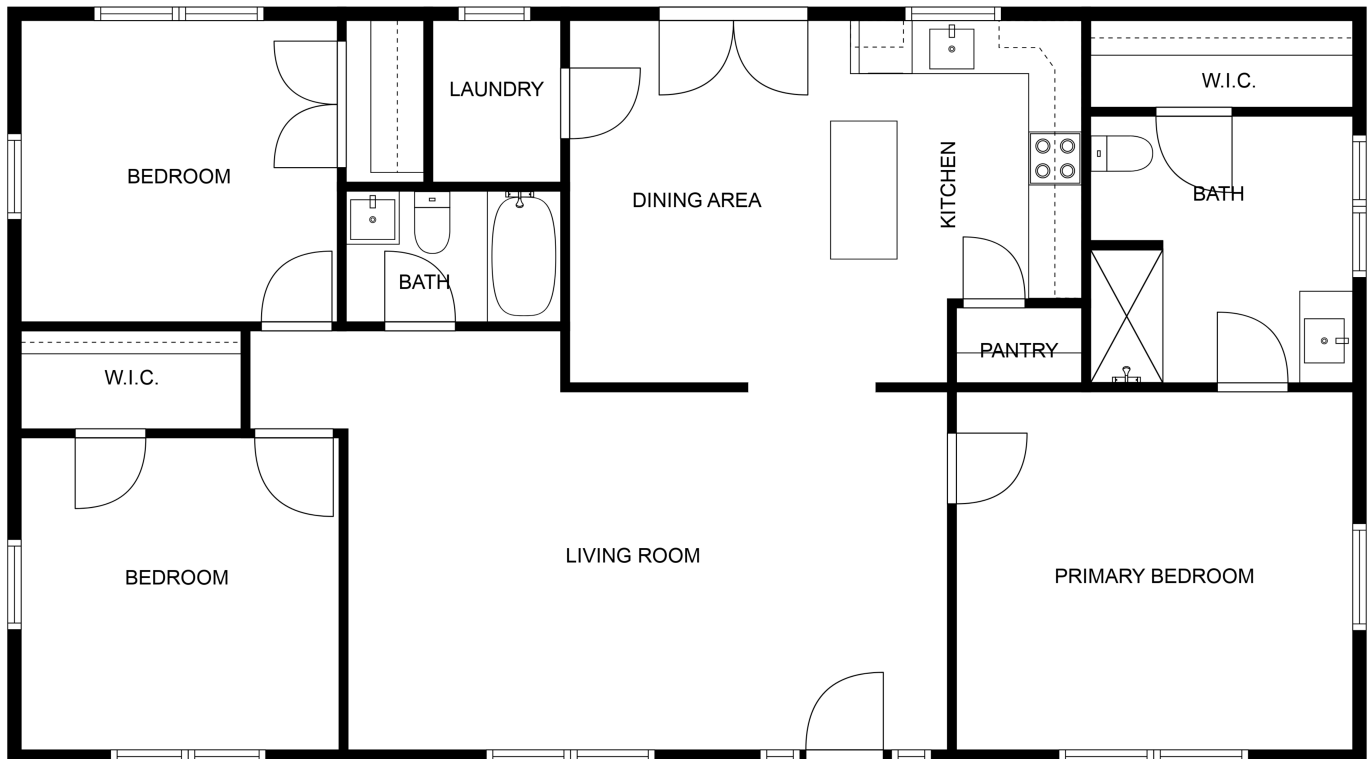
- 1.5 acres of peaceful country living
- Fully fenced with an automatic gate
- Surrounded by mature trees
- Ideal for multi-generational living or rental income
- Convenient access to Conroe and Cleveland
- Close to local favorites like La Costa, Rio's, and HEB

**This unique property offers the flexibility of two fully equipped homes in a tranquil setting.**

# Floor Plan

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## Main Home

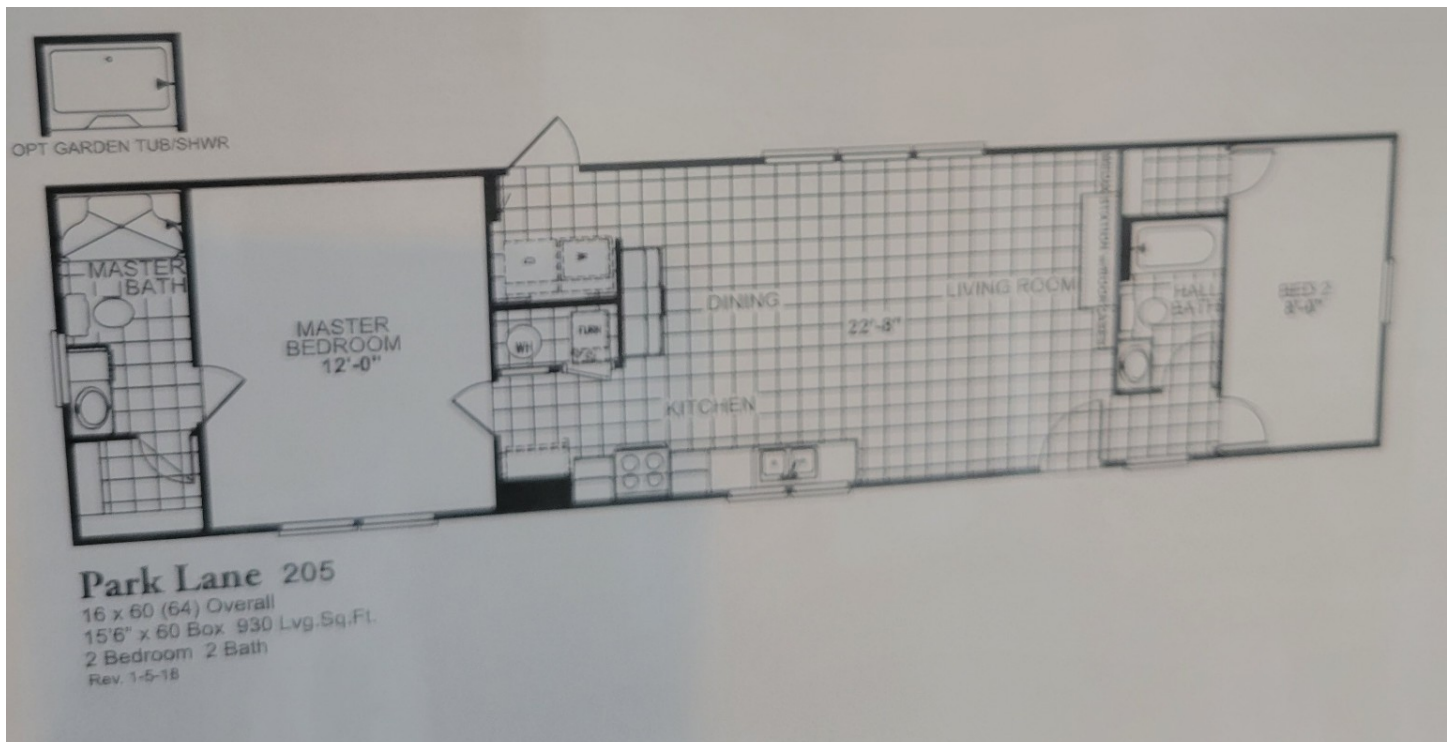


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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## 2021 Oak Creek Modular Home



# **We've asked the sellers a few questions to get to know their community...**

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## **How would you describe the area, and what it's like living here?**

Quiet country living. Close to Conroe and Cleveland.

## **What has been your favorite thing about living in this community?**

It's still in the country with easy access to Conroe and Cleveland.

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

La Costa Mexican Restaurant, Rio's Mexican Restaurant, Agave Mexican Restaurant, China One in Cleveland. Brookshire Brothers, HEB, Walgreens and M&D Supply (Ace) in Cleveland. Shark Klub (Ham Radio Operators) in Cleveland. Texas Emergency Room in Cleveland. Mama Juanita's in Conroe, La Cocina de Roberto in Woodlands, Pizza Hut in Conroe, The Grand Movie Theater in Conroe.

## **What else can you share with future buyers?**

You will love the propane generator when the power is out! The solar panels are fully paid off and keep electricity bills low.