

FEATURES & UPGRADES FOR THE PROPERTY AT 3210 Canterbury Lane

- New WOOD look tile and carpet upstairs
- Beautifully updated kitchen
- Replaced windows
- Replaced bulkhead and dock with boat lift, jet ski lift, fishing deck
- Replaced roof
- Replaced A/Cs
- Replaced water heater
- Installed fence
- Replaced garage door
- Installed epoxy garage floor
- Installed outdoor kitchen

Features to LOVE about 32 Canterbury Lane

- Strategically shaded Backyard in the afternoon
 - Fabulous relaxing back patio and outdoor kitchen
 - 4-car Extra deep tandem garage, epoxy flooring, large enough to store all of your toys
 - Maintenance easy ALL tile downstairs
 - Large dining room and breakfast room
 - Open Floorplan Living Room with amazing views of Lake Conroe
 - Within walking distance to The Walden boat ramp - walking distance
 - Good fishing off of the deck
 - Great location - large cove with great views, but protected from open water wave action
 - All of the benefits of Walden and close to workout facility
 - Close to Margaritaville
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- ❖ Well suited for Airbnb (no HOA restriction) Has separate locking closets
 - ❖ Earned \$57k in rent in 2022 before scaling back rental activity