

WELCOME TO 1729 PARK OAK DR.

PARK AT WHITE OAK

(INFORMATION FROM SELLERS, BUILDER, MCAD, HAR)

**4 BEDROOMS 2 ½ BATHROOMS GAME ROOM 2 CAR
GARAGE**

***Approx. 2719 Square feet per Builder
on a 7000 square foot lot per HAR***

***This lovely home shows pride in
ownership & is just minutes from The
Woodlands and Lake Conroe!***

***Kendall Homes "Taylor SE" Plan with
upgraded Stone and Brick Elevation***

D

Covered Front Porch

Ring Doorbell

***Wood Leaded Glass Door (recently
redone in 2025)***

IKEA Shoe Closet

***Arched doorways are located
throughout***

***Extended Foyer w Custom shelved
closet (please look inside), Tile
Floors, light brushed nickel pendant
lighting & crown molding.***

Study or Formal Dining off Foyer with Engineered Hardwood Floors, light brushed nickel 5 light Chandelier, Chair Rail, Crown Molding, and Faux Blinds, could add French doors or a barn door.

Open Concept Kitchen enjoys Oak Cabinetry, SS appliance package includes dishwasher, disposal, microwave, gas Stove w single oven, SS Pull-Down Sprayer Kitchen Faucet, Glass Washing Station, Granite Countertops w 12-inch diagonal tiled backsplash, under cabinet lighting, and walk-in pantry w custom built in spice rack, Tiled Floors, upgraded light brushed nickel Pendant Light over sink, Canned lighting, 2 smart outlets to ease in charging electronics.

The breakfast room has tile floors, light brushed nickel 5-light chandelier lighting, an arched window opening, and a back door leading to a patio.

Recently updated Utility Room 2025 with custom decorative features, floating shelf & tile floors. Electric Washer Connections, Electric and Gas Dryer Connections.

Powder Room downstairs with custom floating shelves & tile floors

Spacious Living Room w Tile Faced Gas Log Fireplace & Hearth, Wood Mantel, Ceiling Fan & Engineered Hardwood floors

Primary Suite downstairs with spacious Bedroom, Engineered Hardwood Floors, Faux Blinds, Neutral Colors, & Ceiling Fan
Primary Bathroom with Soaking Tub, Separate Shower with half glass wall & built-in bench, dual vanities with drawers, private water closet w custom floating shelves, linen cabinet & oversized walk-in closet that meanders underneath the stairs for lots of additional storage

Nest Thermostat (can be controlled from your phone)

Three additional Bedrooms with Ceiling Fans and carpeted floors, & walk-in Closets (all bookshelves in all 3 bedrooms convey;

Bedroom 3 white floating shelves convey)

(4th bedroom is spacious, can be 2nd Primary bedroom – do not miss its oversized walk-in closet – 9 ½ x 4)

Full Bathroom Upstairs with tile floors, single vanity sink, vanity lighting

Game room with Ceiling Fan & carpet floors; upgraded spindles on entire stairway (builders' plans show loft could be converted to 5th bedroom)

Home Features and Updates Include:

Engineered Hardwood Flooring, Tile, & upgraded carpet/pad floors

Extended Patio with Gas stub out for future BBQ

Recent Gazebo on back porch 2024 with lights, fan & power outlets

Landscaped with a plethora of pavers, Fenced, and Plenty of Room to add a Pool

*Arched Doorways in Study & Foyer
Faux Blinds throughout*

The attic has Plenty of Storage Space & is partially decked w two access points.

Some built-in shelving in the Garage

Upgraded Stone and Brick elevation

Home has Gutters

Exclusions: All Curtains, Washer, Dryer,

All Refrigerators; All TVs & Mounts;

Playset

DECORATOR SELECTIONS 1729 Park Oak Dr., Conroe, TX 77304

EXTERIOR

Brick: Canterbury w/cream chopped/w white mortar Trim: Driftwood #52

Extended Patio: 10' X 20.5' with added gas stub for future BBQ

Coach Lights: either side of the garage door with a switch, front porch

Front Door: Arch Lite Pecos/Cinnamon Red D06372 Pewter

INTERIOR

Walls: Primary Bath Name: Costa Davoria Color/Pattern: Café 13" Diagonal Lay

Kitchen Backsplash: Costa Davoria Color/Pattern: Café 12" Diagonal Lay

Paint: Walls & Ceilings throughout except 2 bedrooms upstairs

Brand: PPG Color/Finish: Builders Spec Pro 15-171 HV Toasted Almond/Flat

Two Bedrooms Upstairs

Brand: Behr Color/Finish: White Metal

Floor Coverings

Carpet: Name: Mountainview Color/Pattern: 701 Meadowlark upgrade to ½ inch w 5lb pad (Stairs, Game room, 3 upstairs bedrooms, and all upstairs closets)

Tile: (Foyer, Hallway, Utility, Powder Room, Kitchen, Breakfast, Primary)

Name: Costa Davoria Color/Pattern: Café 17"

Secondary Bath: Tile Name: Home Color/Pattern: Beige 14"

Engineered Hardwood Flooring: (Study, Living Room, Primary Bedroom)

Color Interiors (2016)

Brand: Southern Traditions, Style: Independence, Color: Gonzales

Kitchen Cabinetry: Dover/Oak/Espresso/42" flat panel

Kitchen Faucet: Semi-Professional Pull-Down Sprayer Kitchen Faucet in
Stainless Steel "Paulina Single-Handle"

Kitchen Sink: SS Glass Rinser

Garage: built-in shelves & service panel inside garage

Attic: partially decked in 8'x6' and other attic 10'x4'

Gutters: full gutters all around the home

Existing Home Service Policy with Sears, August 6th, 2025