

**For Sale** on Market

# \$337,990

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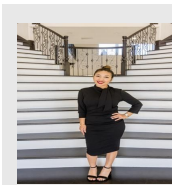
## 2016 SUGARBERRY GULLY LN, CONROE, TX 77301

4 BEDS, 3 FULL & 1 HALF BATH(S)

NEW CONSTRUCTION – Long Lake Plan 265, Lake Ridge Series. Impressive 2–story home with 4 bedrooms, 2.5 bathrooms, game room, and 2-car attached garage. Step into comfort and style with this stunning new construction two–story home offering 4 spacious bedrooms, 3.5 bathrooms, and 2,872 sq. ft. of thoughtfully designed living space. The open–concept layout features a gourmet kitchen with undercabinet lighting and stainless steel GE appliances, a large family room perfect for gatherings, and a private primary suite with a spa–like bath. Upstairs includes a versatile loft and generously sized secondary bedrooms. Enjoy outdoor living with a covered patio, plus a 2–car garage for added convenience as well as blinds throughout. This home also comes with full gutters and garage door opener! Nestled in a vibrant community where you minutes away from the Woodlands and fun shopping, this home is built for the way you live.

### GENERAL DESCRIPTION

- Subdivision:** Barton Creek Ranch
- Property Type:** Single-Family
- Bedrooms:** 4
- Baths:** 3 Full & 1 Half
- Stories:** 2
- Garage:** 2 / Attached
- Style:** Traditional
- Year Built:** 2025
- Building Sqft:** 2,872 / Builder
- Lotsize:** 5,400 / Other
- Maintenance Fee:** \$725 / Annually
- Market Area:** Conroe Southeast
- MLS# / Area:** 61891267 / 19



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

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Listing Broker  
Long Lake Ltd

2016 Sugarberry Gully Ln, Conroe, TX 77301

Visit <https://www.har.com/61891267> for more information