



For Sale on Market

**\$337,990**

Call 7133771022 Today!

## 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  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
Long Lake Ltd

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