

For Sale on Market

**\$625,000**

Call 7133771022 Today!

## SINGLE-FAMILY, 4 BEDS, 3 FULL & 1 HALF BATH(S)

Beautifully appointed David Weekley home built in 2021, featuring 4 bedrooms, 3.5 bathrooms, a private office, and dining area. This desirable 1.5-story plan offers all bedrooms on the main level with an upstairs game room/half bath. Situated on a spacious premium reserve lot with no rear neighbors, the property boasts mature landscaping for added privacy and a true 3-car garage, all within the sought-after West Village of Grand Central Park. Over \$50,000 in post-construction upgrades include plantation shutters, fresh interior paint, smart lighting system, outdoor grilling station, French drains, enhanced landscaping, and more! See attached highlight sheet for a full list of upgrades. Enjoy the advantages of newer construction paired with thoughtful, high-end improvements. Residents have access to premier amenities including a resort-style pool, lakes, trails, fitness center, clubhouse, and sports courts, including pickleball. Zoned to Conroe ISD. Buyer to independently all info.

### GENERAL DESCRIPTION

**Subdivision:** Grand Central Park

**Property Type:** Single-Family

**Bedrooms:** 4

**Baths:** 3 Full & 1 Half

**Stories:** 1

**Garage:** 3 / Attached

**Style:** Traditional

**Year Built:** 2021

**Building Sqft:** 3,168 / Appraisal District

**Master Planned Community:** Grand Central Park

**Lotsize:** 8,551 / Appraisal District

**Maintenance Fee:** \$1,260 / Annually

**Market Area:** Conroe Southwest

**MLS# / Area:** 46412272 / 19



Presented By  
**Chad Sayles**

Walzel Properties - Spring 7133771022

Listing Broker  
**Kelsey Casey Properties**

334 Torrey Bloom Loop, Conroe, TX 77304

Visit <https://www.har.com/46412272> for more information