

Summary

2605 Westleton Lane
Conroe, TX 77304

Must See in Person to Appreciate!



Welcome to an exceptional **Texas Dream Home** located at 2605 Westleton Lane in the highly sought-after community of **Graystone Hills** in Conroe, Texas. Nestled on a quiet cul-de-sac street, this stunning two-story brick home offers the perfect blend of luxury, comfort, and functionality with an impressive design ideal for both everyday living and entertaining. From the moment you arrive, the spacious three-car garage, elegant brick exterior, and beautifully maintained landscaping create outstanding curb appeal.

Step into your own private backyard retreat featuring a **sparkling heated pool and spa** with a saltwater system, perfect for relaxing year-round. The outdoor covered patio with a gorgeous **stone fireplace** creates an inviting atmosphere for entertaining family and friends while enjoying peaceful Texas evenings. Whether hosting gatherings, watching sports outdoors, or simply unwinding after a long day, this outdoor living space truly feels like a private resort.

Inside, the home offers an expansive floor plan with **five spacious bedrooms**, three and a half baths, a dedicated study, formal dining room, breakfast room, and a large living room highlighted by a **cozy gas log fireplace**. The impressive kitchen features beautiful granite countertops, abundant cabinetry, and generous workspace ideal for cooking and entertaining. Upstairs, enjoy endless fun in the **game room or media room** designed for movie nights, gaming, and family entertainment. Wood, tile, and carpet flooring throughout the home add warmth and style to every space.

Additional upgrades include a **whole-house water softener system** and a **portable generator connection** for added convenience and peace of mind. Residents of Graystone Hills enjoy outstanding community amenities including a neighborhood pool, recreation area, scenic surroundings, and a prime location near shopping, dining, schools, and major commuter routes.

This remarkable home offers upscale living with exceptional amenities both inside and out.

Schedule your private tour today and experience everything this beautiful Conroe home has to offer.

Features

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- Built in 2009 by Lennar Homes
- Two Story Brick Home | 3,385 sq ft
- 5/6 Bedrooms | 3 ½ Baths
- Formal Dining | Study with Glass Doors
- Game Room / Media Room (may be used as 6th bedroom)
- Plantation Shutters
- 3 Car Garage
- Whole House Water Softener
- Large 11,834 sq ft Lot on cul-de-sac Street with no Back Neighbors
- Brick & Stone Exterior on all sides
- Heated Pool/Spa
 - Salt System
 - Remote Controlled
- Covered Patio with Outdoor Fireplace & TV
- Whole House Portable Generator Connection
 - Large gas meter to support generator
- Lawn Irrigation System
- Low Montgomery County Taxes



Updates

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- Roof - 2024 - "ReJuven8 Roofing and Restoration"
- AC Units - 2025 - "Mitchells Mechanical"
- Water Heaters - 2018 - "K&G Services"
- Water Softener | Whole House Filter-2019 - "Aqua Systems"
- Toilet Replacements - 2020 & 2021
- New Stove Top - 2020
- New Oven - 2020
- Garbage Disposal - 2019
- Pool automation - 2020
 - Pool Heater Replacement - 2021
 - Salt Cell for Pool - 2025
 - Pool Pump Replacement - 2026
- Shutters Installed Downstairs - 2022 - "Budget Blinds"
- Sprinkler automation - 2023
- Dishwasher Motor Replaced - 2025 - "Alert Appliance Inc"
- Portable Generator Hook-up Wiring - 2021 - "Bales"
- Larger Gas Meter to support Generator if needed - 2021
- Exterior Paint - 2022
 - Interior Paint- 2022 & 2023
- Garage Door Openers - 2022
 - Main Garage Door Spring replaced - 2022
- New Door Locks
- Critter Exclusion - Yearly - "Bio Tech"
- Quarterly Pest control - "Campbell's Pest Control"



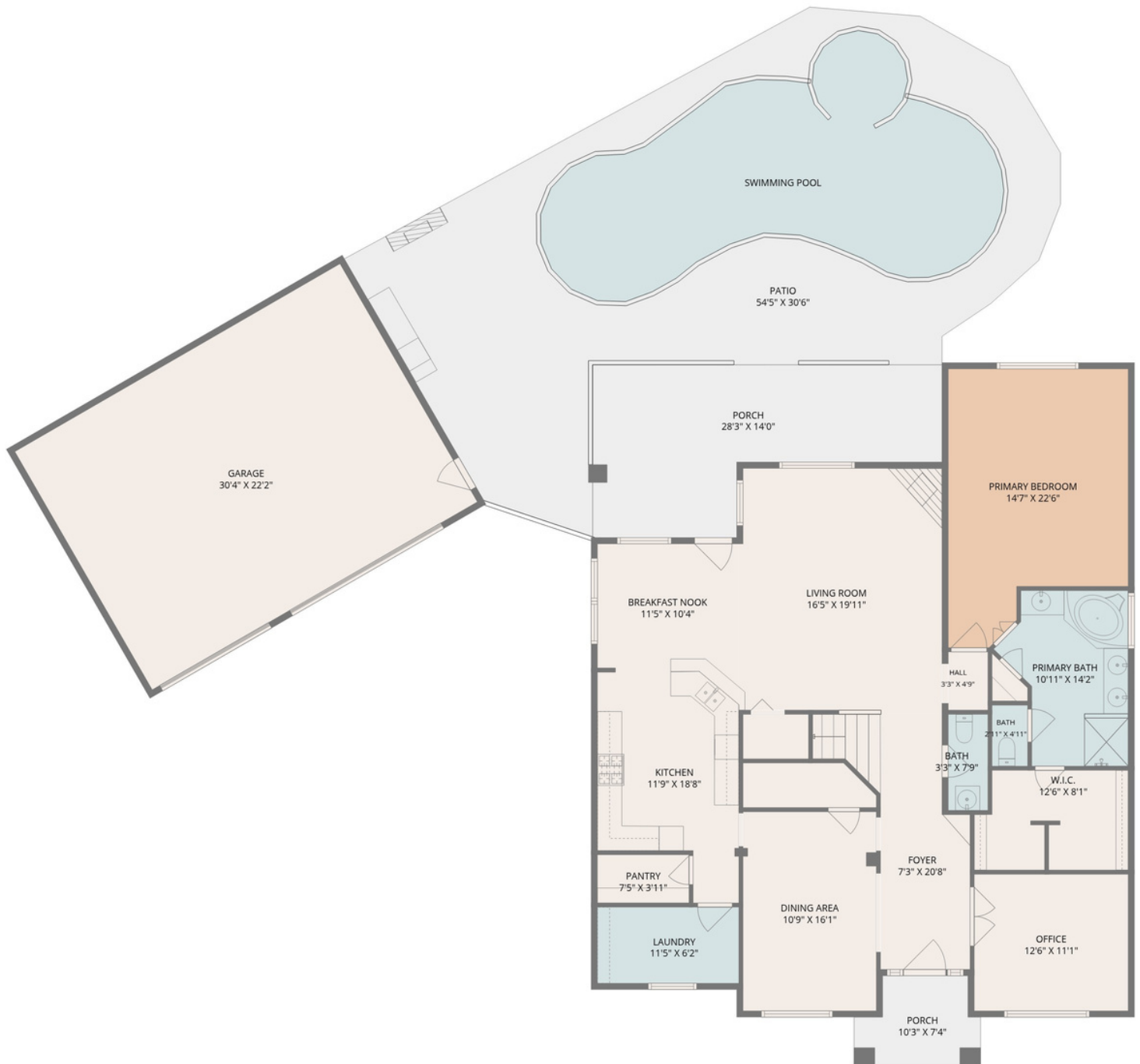
Home Automation

- Sprinkler system - B-Hyve by Orbits / Cell phone App via either Bluetooth or WiFi
- Pool System - Pentair Screenlogic Connect / Cell phone App via WiFi
- A/C and Heat - Honeywell Home / Total Connect Comfort App via phone App or Web

Floorplan
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First Floor



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Second Floor

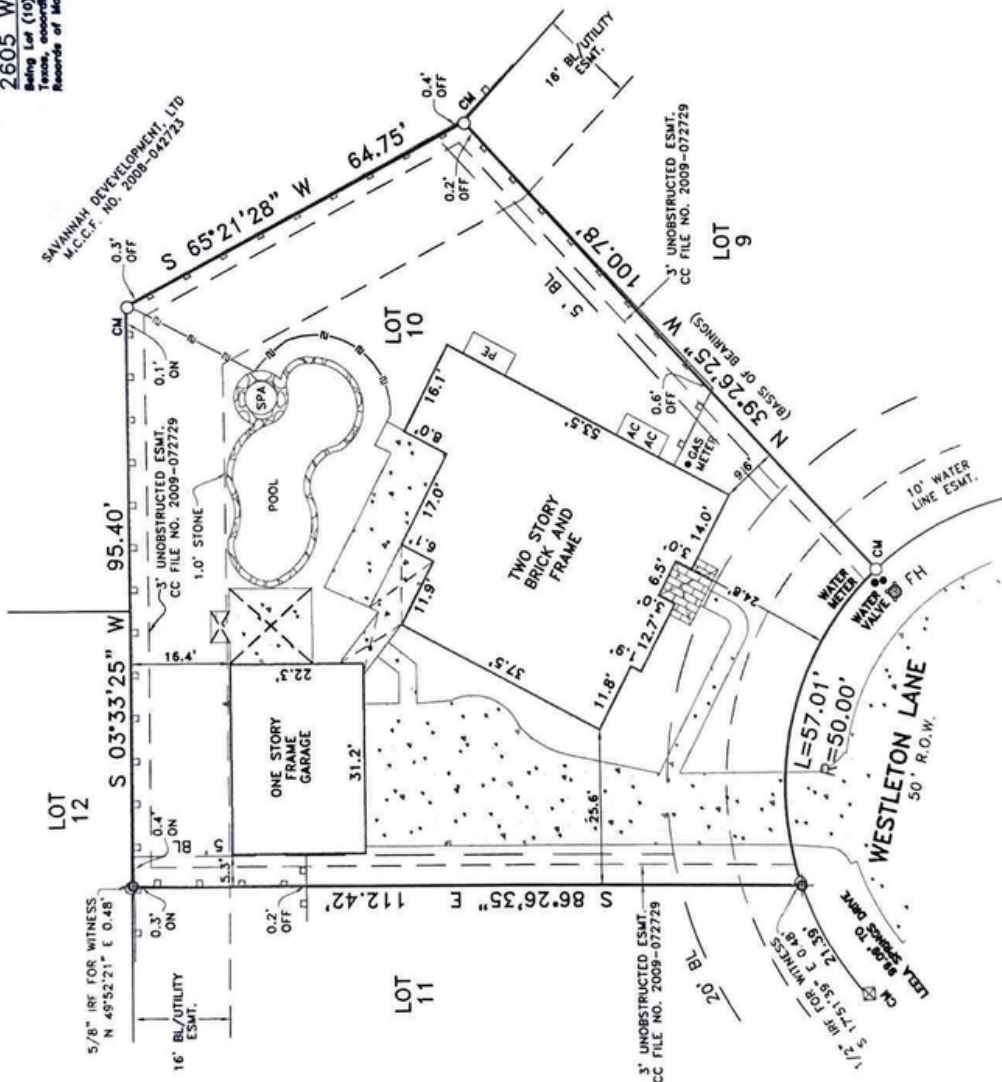


C.B.G. Surveying, Inc.



2605 Westleton Lane

Being Lot (10) Block (5), of Graystone Hills, Section (10), a Subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet Z, Sheet 182B of the Map records of Montgomery County, Texas.



Drawn By: C.C.

Scale: 1" = 20'

Date: 02/17/16

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7999-16-1122

Job No. 1602620

This survey is made in conjunction with the information provided by Treadline Technologies. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and the user shall not be held responsible for any loss or damage resulting from the use of this survey. The user shall be responsible for the accuracy of the information provided. This is to certify that I have on this date made the above described survey of the subject property on the ground of the subject property. The plot hereon is a true and accurate representation of the property lines and dimensions as shown and EXCEPT AS SHOWN, the boundaries, location and type of buildings are as shown and EXCEPT AS SHOWN, the area hereon are no visible and apparent encroachments or protrusions to the ground.

Accepted by: 

Purchaser's name: Glenn

PuroLaser

NOTES: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

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EASEMENTS RECORDED IN THE FOLLOWING
VOLUMES AND PAGES DO NOT AFFECT THE
ABOVE DESCRIBED PROPERTY
FILE NO'S 2004-118834, 2004-125478

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