





# 3021 Pampaneria Drive CONROE, TX 77301

Ladera Creek Community



-  **1,905 Ft<sup>2</sup>**
-  **3 Bedrooms**
-  **2 Bathrooms**
-  **2 Car Garage**

If charm and elegance are at the top of your list, this home checks every box. The 1818 is a customer favorite for good reason. From its beautiful curb appeal to the thoughtfully designed interior, this home stands out in all the right ways.

Inside, you'll find two flexible living areas that can be used for entertaining, relaxing, or even creating a dedicated playroom or home office. The kitchen features a granite-topped island and flows seamlessly into the dining and living spaces, making it perfect for hosting guests or keeping everyone connected. Large windows fill the home with natural light, and the optional study alcove adds even more flexibility to the layout. The spacious primary suite offers a private retreat at the end of the day.

Located in the heart of Conroe, you're just minutes from local favorites like Honor Cafe, Saltgrass Steak House, and the relaxing trails of Carl Barton Jr. Park. Plus, you're in the highly rated Conroe ISD, where community support for academics and athletics runs deep. Conroe schools are known for their strong football tradition and standout extracurricular programs.

Final opportunities are available to make the 1818 your own. Schedule your visit today before it's gone!

Additional options included: Stainless steel appliances, integral miniblinds in the rear door, kitchen is prewired for pendant lighting, a

