

11936 Avian Avenue  
CONROE, TX 77303

Priced At  
**\$317,010**

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## PLAN

Birch

## HOME FEATURES

- 2,026 Sq. Ft.
- 3 Bedrooms
- 2 Full Baths
- 1 Half Bath
- 2 Stories
- 2 Garages

The Birch is a thoughtfully designed three-bedroom, two-and-a-half-bathroom home with soaring ceilings that create an open and airy feel throughout the main living spaces. The spacious owner's retreat provides a private escape, with the option to upgrade to a luxury bath for added relaxation. Upstairs, a versatile gameroom creates the ideal space for entertainment, work or play. Extend your living space outdoors with the optional covered patio and enjoy the outdoors year-round. Designed for modern living, the Birch is a home that fits your lifestyle.

This new move-in ready home in Conroe, TX delivers modern design with open living spaces, a well-appointed kitchen and energy-saving features built to last. Its location within the Cielo community in Conroe, TX, provides easy access to local shopping, dining and outdoor activities, making it a smart choice for buyers who want the benefits of new construction without the wait.

# BIRCH FLOORPLAN

1st Floor



2nd Floor

