

**11940 Avian Avenue**  
CONROE, TX 77303

Priced At  
**\$319,024**

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## PLAN

Matagorda

## HOME FEATURES

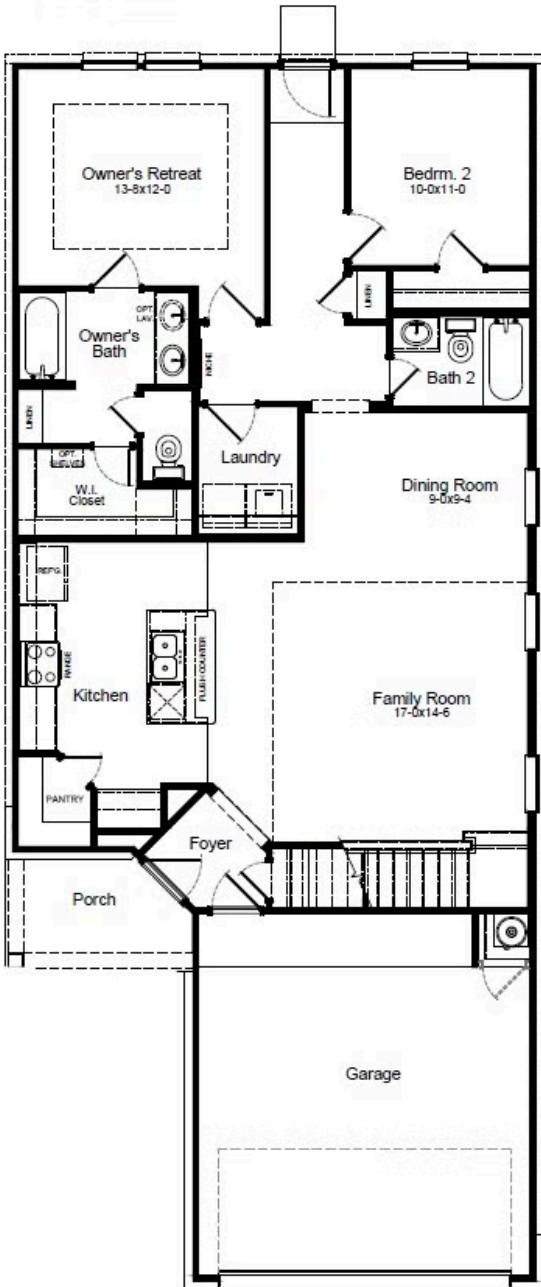
- 2,084 Sq. Ft.
- 4 Bedrooms
- 3 Full Baths
- 2 Stories
- 2 Garages

The Matagorda is a four-bedroom, three-bath floorplan that offers 2,084 square feet. The large living area with soaring ceilings offering plenty of room for relaxation and entertaining. The owner's retreat is a private sanctuary, featuring a spacious bathroom and a generous walk-in closet. A second bedroom downstairs offers flexibility as a nursery, study or guest space, while an upstairs gameroom provides an additional space to enjoy. Make the Matagorda floorplan your own with additional options to suit your lifestyle. Choose from features like an extended covered patio where you can enjoy the outdoors, or a luxury owner's bath option. With all these options, the Matagorda floorplan allows you to create a space that fits your entire family's needs.

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.

# MATAGORDA FLOORPLAN

1st Floor



2nd Floor

