



**47 D DANA DRIVE
NEW WAVERLY, TEXAS**

2,979 SQ FT | 3 BEDROOMS | 2.5 BATHROOMS | GUEST HOUSE | POOL | 7.92 ¹/₄ ACRES



47 D DANA DRIVE



Set on 7+ unrestricted acres bordering the national forest, this lovingly maintained farmhouse has been cared for by one owner. Offering space, flexible living, and a private setting just minutes from IH-45 and Lake Conroe, the 3-bedroom, 2-bath home features custom woodwork and a flexible layout with a multi-purpose room that can serve as a 4th bedroom, office, hobby space, upstairs living area, or game room. Designed for comfort and entertaining, the property includes a private pool and covered outdoor living area perfect for relaxing or hosting. Meandering walking trails wind through the acreage, creating a peaceful retreat. A separate guest house with full kitchen offers ideal accommodations for visitors, extended family, or rental potential. Additional highlights include RV storage, a garage workshop area, and two new A/C units for efficiency and peace of mind. With no restrictions and easy access to town, this property blends country living with modern convenience.



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NEW WAVERLY, TEXAS

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Directions: From New Waverly - take 1375 W to Dana Dr. and turn left. Approximately 1/2 mile turn left on private road. Property on the right at end.



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