



15 LEDBURY PARK LANE SPRING, TX 77379
THE ESTATES AT GLEANNLOCH FARMS

- CUSTOM HOME BY WATERFORD CUSTOM HOMES
- 1.24 ACRE LOT ON GOLF COURSE
- 10,524 SQ. FT
- 5/6 BEDROOMS (2 DOWN), 5 FULL/4 HALF BATHS

FIRST FLOOR:

- Kitchen – complete renovation of space, additional island, quartz countertops, custom cabinetry, all appliances including 2 built-in Jenn-Air refrigerators, double-oven and 2 microwaves, flooring and lighting
- Laundry room – custom cabinetry, flooring
- Butlers pantry/bar – custom cabinetry, ice maker
- Powder Bath 1 remodel/appliances/flooring/lighting
- Formal Living Coffered ceilings, columns
- Formal Living Chandeliers
- Master bath remodel/appliances/flooring/lighting
- Master bedroom – automatic/remote control blinds

SECOND FLOOR:

- Wood floors throughout
- Powder Bath 2nd floor remodel – including cabinets/lighting
- Both secondary room bathrooms- quartz countertops, flooring, shower remodel and lighting

ALL HOME ITEMS:

- Sonos receivers (3), Living room, outside
- Full rooms remotes (2) Living room and upstairs “man cave”
- All ceiling fans replaced (minus one above pool table)

POOL (2018 renovation):

- Complete pool re-surfacing with Pebbletec
- Add travertine coping, waterline tile
- New filter, water feature pumps, heater, chlorinator, bloter and control panel with wireless remote feature
- Added autofill feature
- Replace 2 spa lights and 3 pool lights with Pentair LED lights
- New booster pump with Polaris 280 cleaner
- Outdoor pool speakers

EXTERIOR:

- Back patio/balcony: Extensive reconstruction of stucco columns, deck flooring, sub flooring, gutters (2019)
- Build sports court – 2016 (*OSU court tiles excluded from sale*)
- Mosquito misting system by Unique Outdoors
- Water well Pump, Mother board, pressure tank (2016)
- Septic system pump, tank cleaning (2016)
- Garage door openers (3)
- Ring Doorbell, 3 chimes

NEIGHBORHOOD & COMMUNITY AMENITIES

- 3 neighborhood pools
- Gleannloch Gators swim team
- 4 tennis courts and various tennis leagues
- 27 hole golf course and clubhouse
- Equestrian center
- Bark Park
- Lakes and walking trails
- Athletic complex with covered basketball court
- Fitness center
- Convenient location with access to Grand Parkway and Hwy 249
- Minutes from David Wayne Hooks private airport
- Approximately 30 minutes from George Bush International Airport (IAH)

OTHER:

- NO MUD TAX since property is on its own system
- NO flooding or water encroachment past shrubs on far end of the property
- Exclusions from sale include: sports court OSU tiles, all artwork throughout home, Linksys Mesh wi-fi.

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