

UPGRADES & FEATURES

23226 MORNING DOVE BEND LN – SPRING, TX 77389

Exterior:

- Built in 2016 by Taylor Morrison
- Cul-De-Sac 0.245 Acre Lot (10,705 square feet) w/Room For a Pool
- Home Backs up to Greenbelt (Lots of Privacy)
- Easy Walk to the Lake – 1.5 Mile Trail
- Custom Wood Entry Doors w/Glass & Iron Accents
- Covered Front Porch
- Custom Landscaping in the Front & Back Yard
- Large Covered Back Patio w/Gas Line Piped in for easy Outdoor Kitchen Addition
- Surround Sound on Back Patio
- Large Covered Balcony off of the Gameroom w/Iron Railing
- Iron Fencing in the Back to Maximize the Views of the Greenbelt
- Double Paned/Energy Efficient Low-E Windows - lower part of the windows tilt in for easy cleaning
- Stucco Exterior – 4 Sides
- Composition Roof
- 3 Car Garage with Additional Storage Shelving/Cabinetry
- Full Sprinkler System

Formal Dining, Family Room & Study

- Entry has Multi-High Ceiling Entry w/Custom Brushed Nickel Lighting/Chandelier
- Wood Floors in Formal Dining Room, Study, Master Bedroom & Media Room
- Formal Study has Wood Floors & Double Glass French Door Entry & Large Closet (could be utilized as a 5th Bedroom if needed)
- Multi-Level High Gas Fireplace w/Stone Surround & Beautiful Custom Wood Mantel in the Family Room
- Custom Built-ins in Family Room
- Wall of Windows in Family Room Overlooking Back Yard/Greenbelt
- Family Room is open to the Kitchen & Breakfast Room
- Ceiling Fan & Recessed Lighting in the Family Room
- Surround Sound in the Family Room, Media Room, Back Porch, Master Bedroom, Master Bath

Kitchen & Breakfast Room

- Granite Counters in the Kitchen w/HUGE Center Island & Stacked Stone Backsplash
- Custom 42" Cabinets in Kitchen
- Stainless Gas Cooktop – 6 Burner
- Double Stainless Ovens – Both work as Convection or Conventional
- Butler's Pantry with Glass Cabinetry Separates Dining Room & Family Room
- Space for Built-in Wine Refrigerator
- Stainless Microwave Oven
- Unbelievable Storage & HUGE Pantry

Game Room & Media Room

- Game Room has plenty of space for a regulation sized pool table
- French Doors Lead to the Large Covered Balcony/Lanai with Gorgeous Views of the Green Belt that also leads to the Lake
- Built-In Shelving/Storage
- Wood Floors & Surround Sound in Media Room

Master Suite

- Master Suite is Downstairs
 - Large Master Bedroom with Sitting Area & Curved Bay of Windows
 - Custom Black-Out Shades for Privacy & Better Sleep
 - Trayed Ceilings & Ceiling Fan
 - Master Bath has Corian Counters, Double Sinks, Separate Oversized Jetted Tub, Large Shower & Gorgeous Arched Wall & Doorways
 - Brushed Nickel Fixtures & Lighting
 - HUGE Walk-In Closet w/Built Ins and a Built-in Safe

Bedrooms

- Secondary bedrooms upstairs have large walk in closets, very large space, ceiling fans & high ceilings
- 1 of the Secondary Bedrooms Feature French Door that leads out to Large Covered Balcony w/Wood Accents
- 1 Bedroom has a Private Bath with Double Sinks & Large Shower
- 2 Bedrooms have a Jack N Jill Bath Set Up

Secondary Baths

- There are a total of 3.5 baths. One is a Jack-N-Jill Bath upstairs & 1 private bath upstairs
- ½ Bath Downstairs for Guests
- All Secondary Baths have Granite Counters, Upgraded Lighting, Fixtures & Mirrors

Other Interior & Home Features

- Custom and/or Double Crown Molding in Most Rooms
- 5” Baseboards
- Huge Laundry Room w/Sink & added Custom Cabinetry
- Gas Tankless Water Heating System
- 2 HVAC Systems
- Radiant Barrier Insulation
- Alarm system