

**SPRING BRANCH RANCH**  
**9215 RANGELY DR**  
**3 bed/2.5 bath + study + pool – 2059 sqft**

**PROPERTY DIFFERENTIATORS**

What the others don't have!

- + 500ft underground draining system – home NEVER flooded (precautionary measure)
- + Fully open living – no columns, vaulted 14ft ceilings
- + Proper outdoor living
- + Fully remodeled pool (new gunite, electrical, split drains, LED light, pool tiles)
- + Covered, integrated carport
- + Covered patio and 1000+ sqft sun-decking
- + Commercial alarm system & security cameras
- + Spray foam insulation
- + Recessed lighting in every room
- + Separate laundry room with custom cabinetry and sink
- + Mature landscaping

**QUALITY CONSTRUCTION**

- All work permitted and approved by the City of Houston
- Full remodel down to the studs
- ALL NEW - Outdoor AC unit & duct work, electrical, PEX plumbing, exterior to street sewer lines, hot water heater, roof, Low E windows, doors, alarm system & hard wired cameras, built in patio, underground drainage system and much more!
- Commercial alarm system with keypads/key fobs & 4 commercial-grade exterior security cameras
- Built in AV hub with CAT6 wiring for phone and Internet
- 30 year architectural composition shingle roof (2019)
- Beautifully landscaped exterior
- Concrete driveway
- High efficiency fixtures, Low E windows
- Spray foam insulation

**TIMELESS INTERIORS**

- Hardwood floors throughout
- Huge natural light windows with sliding door to backyard
- 14' vaulted ceilings
- Natural cedar barnwood doors to study
- Recessed lighting in all rooms
- High end honed 3D travertine backsplash
- Master bedroom vaulted ceiling, custom shower system
- Bathrooms furnished with designer Mirabelle fixtures and toilets
- Glass tile, quartz countertops and custom cabinetry in bathrooms
- Tons of storage in laundry, kitchen and hallways

**GOURMET KITCHEN**

- Quartz (Frosty Carina) countertops – durable, stain resistant
- Soft close cabinetry with under cabinet lighting
- Organizers dream! Custom utensil pull outs, trash bins and spice racks
- ¾ hp disposal
- Bosch 36" Counter-Depth 3-Door Refrigerator
- Bosch 24" Pocket Handle Dishwasher
- Bosch 36" Gas Cooktop 800 Series – Stainless Steel
- Bosch 30" Single wall oven
- Bosch 30" Built in microwave
- 36" Zephyr vent hood
- Azure beverage center

