



Located within walking distance of community amenities and the trails of the George Mitchell Preserve is this stunning townhome in the sought after Village of Creekside Park. The open floor plan of this home offers extensive hand-scraped hardwoods, gas log fireplace with a cast stone surround, built-in speakers and high-end designer finishes. The kitchen is luxuriously appointed with GE Monogram professional grade stainless steel appliances, granite counters, under and upper cabinet lighting, as well as a wine bar. At the top of the stairs is a convenient built-in nook perfect to set up your morning coffee station. The owner's retreat features a very spacious bedroom with an amazing private balcony overlooking the beautiful greenbelt and the spa-like bath is replete with a beautiful frameless glass shower, soaking tub, granite counters and double sinks, and a huge walk-in closet! The secondary bedrooms are generously sized with good closets and a nicely finished secondary bath. The utility room easily accommodates a full-size, side-by-side washer/dryer set and has upper cabinets for additional storage. The lushly landscaped backyard offers privacy and a low maintenance, custom designed and graded patio area that is great for entertaining.



If that weren't all enough, moments away you will find all of the best of what The Woodlands has to offer, including the Rob Fleming Aquatic and Recreational Centers, playgrounds, tennis courts, fishing ponds, and Creekside Park Village Center, Hughes Landing and Market Street with shopping, dining and much, much more! This is the perfect home and area to Come Live Where You Play!



OSCAR HERNANDEZ

Certified Luxury Home Marketing Specialist



46 Herons Flight Place
Spring, TX 77389

Offered at \$329,950

MLS Number: 80522427

Subdivision: The Woodlands

HOA Maint. Fee: \$160 / month

Vlg. Of Creekside Park

Lot Size: 3,339

Square Ft: 1,900

Bedrooms: 3

Year Built: 2013

Pool—Area: Y

Bathrooms F/H: 2/1

Fireplaces: 1— Gas

Garage: 2 Car— Attached

Counters: Granite

Family: 14x18

1st Bed: 15x15

Flooring Wood, Tile, & Carpet

Dining: 9x11

2nd Bed: 15x10

Heating/Cooling: Gas/Electric

Kitchen: 19x11

3rd Bed: 15x10

Energy Features: Ceiling Fans, HVAC>13 SEER,
Insulated/Low-E windows,
North/South Exposure

School Dist: Tomball ISD

Builder: Village Builders
(Structural Warranty
thru 11.2.23)

Backyard: Fenced, private, w/
George Mitchell Nature
Preserve as a backdrop

Elem. School: Creekside Forest
Elementary

Middle School: Creekside Park
Junior High

High School: Tomball High School

ABOUT THE NEIGHBORHOOD

The Herons Place Community in Creekside has the best of nature and lifestyle right off your doorstep!

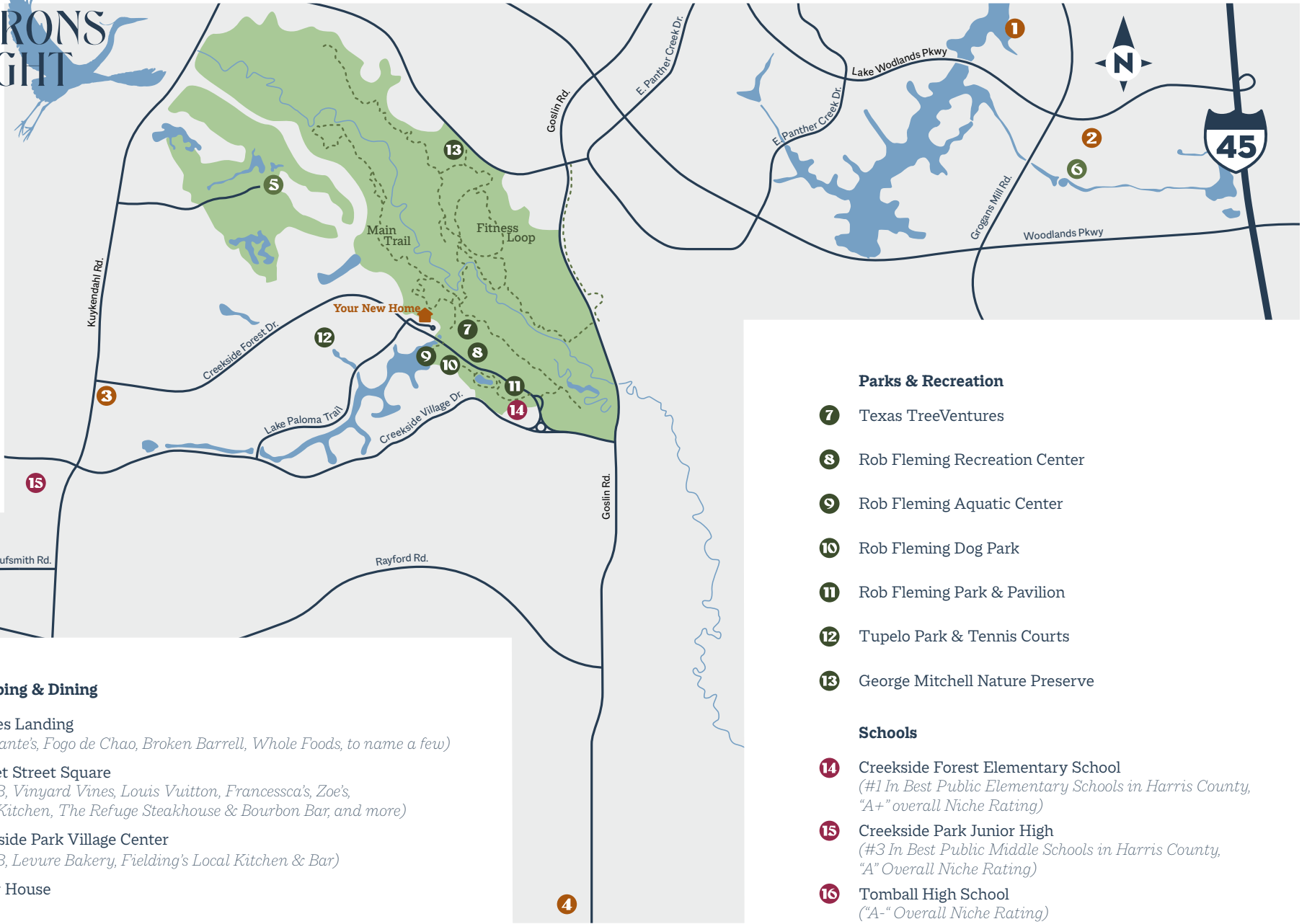
The livable woods, Creekside is a Master Planned community, situated on 35,000 acres just south of the George Mitchell Nature Preserve. The Preserve protects 1,700 acres of natural lands and offers hiking, kayaking, fishing, camping, biking, and more! The community as a whole, offers a balance of lifestyle, top rated schools, endless amounts of outdoor activities, and world class shopping and dining. All of this is just minutes away from your doorstep. The area also boasts 5 award winning golf clubs. On a larger scale, The Woodlands has 130 community parks that are connected by nearly 200 miles of pathways and trails. A world renown area landmark, The Cynthia Woods Mitchell Pavilion hosts entertaining concerts, festivals, and live shows year round for your enjoyment. With everything the area offers, this truly is the perfect place to Come Live Where You Play!



Disclaimer: No representation or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or condition of the property described herein. Information such as measurements, square footage and descriptions of materials, fixtures or other components of the improvements may not be accurate and should not be relied upon, but should be independently verified by buyer prior to purchase. Price is subject to change without further notice. Each Keller Williams Office is Independently Owned and Operated.

KW FINE LUXURY
HOMES
KELLERWILLIAMS. REALTY

46 HERONS FLIGHT

Pease note:
The portion of
the map below
is not to scale.

Shopping & Dining

- 1** Hughes Landing
(Escalante's, Fogo de Chao, Broken Barrel, Whole Foods, to name a few)
- 2** Market Street Square
(H-E-B, Vinyard Vines, Louis Vuitton, Francessa's, Zoe's, True Kitchen, The Refuge Steakhouse & Bourbon Bar, and more)
- 3** Creekside Park Village Center
(H-E-B, Levure Bakery, Fielding's Local Kitchen & Bar)
- 4** Butler House

Entertainment

- 5** The Club at Carlton Woods Creekside
(One of 5 area award winning courses)
- 6** Cynthia Woods Mitchell Pavilion

Parks & Recreation

- 7** Texas TreeVentures
- 8** Rob Fleming Recreation Center
- 9** Rob Fleming Aquatic Center
- 10** Rob Fleming Dog Park
- 11** Rob Fleming Park & Pavilion
- 12** Tupelo Park & Tennis Courts
- 13** George Mitchell Nature Preserve

Schools

- 14** Creekside Forest Elementary School
(#1 In Best Public Elementary Schools in Harris County, "A+" overall Niche Rating)
- 15** Creekside Park Junior High
(#3 In Best Public Middle Schools in Harris County, "A" Overall Niche Rating)
- 16** Tomball High School
("A-" Overall Niche Rating)