

# 19 026 Santa Elena Canyon Court Spring, TX 77 388



## Property Information

Information provided as a courtesy and should be independently verified by a buyer and their agent.

# Property Facts and Features

**Square Footage:** 4042 per appraisal district

**Lot Size:** 11,690 per appraisal district

**Year Built:** 2007 per appraisal district

**Builder:** Meritage

**Bedrooms:** 4-5

**Bathrooms:** 3 full/1 half

**Garage:** 3 car attached with opener. Sheet rocked w epoxied floors.

**Additional Rooms:** elevated study with dedicated fax line & french doors for privacy, primary bedroom plus guest suite on first floor, game room with wet bar and flat screen TV, upstairs open study area, media room built out with Bose surround sound speakers, Vizio Smart TV, black out curtains, accent lighting and tiered theater seating.

## **Additional Systems to Note:**

Generac 20kw whole house generator with new motherboard

Whole yard sprinkler system plus drip system at planter beds

Whole house water filtration system

Closet systems in primary bedroom, first floor guest bedroom & one upstairs bedroom closet

Large covered back patio offers gas line for outdoor kitchen

## **Age of systems:**

Roof- New as of September 2020

AC 1- 2007 with Puron System

AC 2- 2007 with Puron System

Heater 1- 2007

Heater 2- 2007

Water Heater 1- 2007

Water Heater 2- 2007

Built-In Kitchen Appliances- 2007 GE Profile Stainless Steel package

Refrigerator Included- approx 2015 Maytag Stainless Steel

Washer and Gas Dryer Included for buyer

Full media room set-up included for buyer

Game room television included for buyer

# Features and Highlights

Private & Serene location on a quiet culdesac street in the heart of a gated neighborhood with no rear neighbor.

Over-sized lot with covered patio, garden beds, and spacious yard for pets, play, or future pool.

Meritage Showcase home featuring a commanding presence with brick and stone elevation and two story rotunda entrance.

Brand new 30 year roof with warranty.

Whole house Generac 20kw generator with new motherboard offers peace of mind regardless of the weather.

Whole house water filtration system with recently replaced filters provides filtered water throughout the home.

Perfect work/learn from home set up with a spacious first floor study with French doors for privacy and dedicated fax line in addition to a second floor open study area.

Rare & desirable guest suite on the first level- ideal for multi generational Living.

Custom closet systems in three of the bedroom closets.

Upgraded low maintenance tile with granite inlay.

Open concept gourmet kitchen with gleaming wood cabinetry, granite counters, pantry and a GE Profile stainless steel appliance package.



Perfect staycation home with its own fully outfitted media room with Bose surround sound, Vizio television, accent lighting, black out curtains and tiered theater seating. Game room has a wet bar, flat screen TV and a billiard light, just ready for you to bring your pool table and play!

Many custom touches throughout including stained glass windows, custom closet systems and upgraded lighting and fans.

Blinds throughout including custom plantation shutters by the second story game room.

Over-sized utility room with ample built in cabinetry, drying rods, and space for an extra fridge or deep freeze.

Coveted three car garage with sheet rocked walls, base boards, automatic opener with upgraded springs and epoxy floor offers ample space for vehicles, storage or a work shop.

All appliances included, so you can just move your furniture in and start Enjoying!

Prime over-sized lot offers ample room for a pool or play, a spacious covered patio with tropical plants, planter beds with a drip irrigation system so you can have your own garden, a whole yard sprinkler system and countless mature plants already in place and producing including fig, Meyer lemon, grapefruit, orange, pecan, grapes, peach, persimmon, elderberry, blueberry and raspberry.

Easy access by foot from the house to miles of peaceful walking trails, lakes, a recreation center with tennis, pools and gym means you don't have to drive or brave the masses for recreation.

Easy access to I45, shops, restaurants, and entertainment. Everything you need is just a short drive away from this convenient location, including the local elementary school which is a ½ mile walk or bike ride away.