

Feature Sheet

9713 Long Branch Lane
Houston, TX 77055

Features:

- \$9210 – New Roof 50-Year Lifetime Architectural Shingles (2021)
- \$7000 – American Standard 4 Ton Air Conditioner R22 & Gas Furnace (2015)
- \$5800 – Paved Sidewalk (2015)
- \$2411 – New Windows. Lifetime Warranty Transferrable to New Owner (2015)
- \$1252 – Loose Blown R-30 Insulation above Living Space (2015)
- \$900 – Patio Gazebo and Umbrella (2018)
- \$864 – Fast Maturing Trees and Grass Planted (2015)
- \$760 – Reverse Osmosis Water Filtration, 4 Stage System (2019)
- \$700 – New Glass Shower Door in Primary Bath (2016)
- \$500 – Front Flower Bed Landscaping (2018)
- \$300 – Pendant Lighting Above Breakfast Bar (2018)
- \$200 – Shelving in Laundry Room and Closet (2018)
- \$100 – TV Mount in Family Room (2018)
- \$100 – Bathroom Vent w/Bluetooth Speaker (2014)
- New Driveway courtesy of City Improvement (2020)
- Fresh Paint and Interior Trim (2021)
- Fresh Stain to Deck and Fence (2021)
- Crown Molding and Warm Inviting Palette
- Open Floor Plan with Seamless Transitions
- Gorgeous Wood Floors
- Kitchen features bullnose granite countertops, tumbled marble accent wall breakfast bar, SS Appliances, and more!
- Primary Bath features His & Her Sinks, Hydrotherapy Tub with glass sides, Bluetooth equipped vent, large shower with frameless glass door
- Detached Space perfect for a media room, game room, man cave, the choice is yours!

About the Community:

THIS HOME IS LOCATED IN LONG POINT WOODS SPRING BRANCH, TEXAS. LOCATION, LOCATION, LOCATION!!! THIS COMMUNITY SITS JUST OFF OF I-10 AND BELTWAY 8, ... WITH EASY ACCESS TO 610! A FABULOUS WALKWAY PATH IN THE WORKS WILL MAKE FOR SWIFT ACCESS TO SHOPPING NEARBY, OR MEET UP TO THE MEMORIAL CITY EXPANSION VIA BIKE! ALSO CLOSE BY IS SPRING VALLEY VILLAGE CITY PARK WITH LARGE OPEN FIELDS PERFECT FOR KIDS AND PETS! EASE OF MIND WILL COME TO YOU AS SCHOOLS ARE NEARBY ALONG WITH A LOCAL POLICE STATION. EASY EXITS FROM THE NEIGHBORHOOD PROVIDE QUICK ACCESS TO DOWNTOWN HOUSTON, THE MEDICAL CENTER AND HOUSTON AIRPORTS. TRULY A MAGNIFICENT COMMUNITY IN A PRIME LOCATION!