

3627 EL JAMES DRIVE - SPRING, TX 77388

FEATURES AND UPGRADES

- Roof less than 5 years old
- HVAC Updates
 - Upstairs unit: Complete new system – new condenser, evaporator, furnace
 - Downstairs unit: New AC condenser – evaporator and furnace cleaned and serviced
- One new evaporator unit (the other unit was cleaned & serviced)
- One new furnace (the other unit was cleaned and serviced)
- Foyer wall removed to open toward formal dining
- Opening to family room enlarged
- Wall removed between living room and family enlarged to allow more flow
- Opening to kitchen enlarged with bar stool seating at granite
- LED recessed lighting added in foyer, family, kitchen, baths, and game room
- Two master bedrooms are downstairs with ensuite bathrooms and walk-in closets
- Both master bath showers have new tile mosaic inserts
- All bathrooms have new granite counters, new under-mount sinks and faucets, new mirrors, and new hardware
- Kitchen has new granite and Botticino Italian marble backsplash
- Kitchen has new under-mount double sink and faucet
- New stainless-steel dishwasher, double oven, and gas cooktop

Continued.....

FEATURES AND UPGRADES *(continued)*

- Upstairs game room has beautiful built-in bookcases and cabinets
- Inside laundry room is over-sized to allow for a freezer or another refrigerator and ample overhead storage cabinets
- New hand-scraped engineered flooring in main living areas
- New 43-ounce easy-care carpet with upgraded padding
- New tile flooring in all bathrooms, kitchen and laundry room
- New light fixtures, and ceiling fans throughout
- New iron baluster stair railing
- New, beautiful, neutral interior and exterior paint
- New outlets and switches throughout
- New electric panel box
- New digitally programmable thermostat
- New slate covered front porch and new exterior light fixtures
- Fresh landscaping
- Automatic garage door opener
- One year home warranty
- All major systems have been serviced
- Home has been professionally cleaned
- Located on a cul-de-sac in a beautiful, established neighborhood!
- Great location, close to major highways, restaurants, and shopping!
- Prestigious Klein school district!
- NEVER FLOODED!!!