

**5406 Cobble Ln.
Spring, TX 77379
Upgrades & Features**

Exterior & Back Yard

- Saltwater Pool/Outdoor Kitchen Addition – 2010 (included hot tub, waterfall, 1170 sq. ft. flagstone, built-in natural gas grill, Inter-cooled beer tap, fridge w/capacity for 1 or 2 half barrel kegs, pergola & ceiling fan)
- Outdoor gas grill replaced – March 2021 - (\$2,000)
- Pool pump replaced – 2020
- Maytronics Dolphin Robotic pool cleaner – 2020 (warranty until 2022)
- East flagstone & brick patio w/fire pit – 2016
- South flagstone & brick patio – 2017
- Outdoor TV & Bluetooth soundbar
- Roof replaced - 2015
- Fence replaced – 2021
- Back yard sod– 2021
- 3-car garage
- Separate office or “man cave” with window unit A/C – 2010
- Driveway replaced – 2011
- Automatic sprinkler system – front & back
- Garage – with wench & workbench w/grinder

2 Living Areas downstairs

- Living area 1 is open to kitchen & breakfast room.
- Living area 1 has large windows & door providing view to the side patio & fire pit.
- Living area 2 has updated stone fireplace surround & ventless gas fireplace.
- Living area 2 has large windows with updated faux wood blinds (2021).

- Living area 2 has serving counter, built-in cabinets & wine fridge.
- Living area 2 has built-in sconces on either side of the fireplace.
- Living area 2 has soft lighting above crown molding.

Home Updates & Features

- 5-Ton AC/Furnace & IQ whole house air filter – 2010
- Radiant Barrier all attic w/12" blown-in cellulose insulation – 2010
- Double pane insulated tilt-in windows (lifetime guarantee, labor only to replace) – 2011
- Travertine tile all first floor – 2013
- Custom mudroom – 2013
- Upstairs has updated baseboards, trim & 2-panel doors – 2017
- Downstairs faux wood blinds – 2021
- Hardwood stairs – 2018
- Upstairs flooring – 2018
- Water heater replaced – 2020

Kitchen

- Kitchen remodeled – 2012
- Granite counter tops w/4' x 6' butcher block island
- Travertine farmhouse apron sink
- Built-in Kenmore Elite full-size refrigerator/freezer – (19 cu ft each)
- Ice Machine – 25 lbs per day Hoshizyaki under counter ice machine
- 36" Kenmore Elite dual fuel 5-burner range w/ 2 ovens
- Open to family room
- Large island with bar stool seating space
- Pendant lighting over island
- Under cabinet lighting
- Pots & pans drawers
- Lighted cabinets in breakfast room

Bedrooms & Bathrooms

- Master bathroom remodeled 2017
- Double vessel sinks & faucets in both full bathrooms – 2017

Mudroom & Powder Room

- Mudroom updated - 2013
- Powder room updated - 2013
- Washer & dryer to remain.
- Easy access to the powder room from back yard.

Security System: Existing Vivint Security System. Sellers currently have month to month monitoring through Vivint. Sellers own doorbell camera, interior camera, thermostat & door/window security which is controlled via panel. It can also be controlled via App or key remote. All security equipment will remain with the home.

Neighborhood info: Homeowners Association includes: Gated community park w/4 lighted tennis courts, fitness trail. Soccer field, baseball/softball field, clubhouse & 25-yard community pool. Neighborhood has active swim team. Fees also include full-time Constable security.

Note: *Some of the update information was provided by previous owners when the sellers purchased the home in June of 2017.*