

**3215 Flaming Candle Dr.  
Spring, TX 77388  
Upgrades & Features**

**Exterior & Back Yard**

- Cul-de-sac location.
- Front yard landscaping in place.
- Pool – Pool pump motor replaced 2021. Pool pump booster replaced 2020.
- Pool – Child safety net for the pool will remain.
- Exterior stucco on front of home removed and replaced with HardiPlank 2021.
- Garage door is insulated.
- Garage door opener replaced 2021.
- Storm windows.
- Sprinkler – manual sprinkler for front yard.

**Home Updates & Features**

- Carpet replaced 2021.
- A/C (16 SEER) & Heater replaced August 2020.
- Water Heater replaced 2019.
- Approximately 80% of home has been re-piped with PEX (not master bathroom & wet bar).
- Tile flooring downstairs.
- Wood floors in formal dining room.

## **Kitchen**

- Updated kitchen with granite counter tops.
- Convection oven replaced 2021.
- Sliding barn door for walk-in pantry.

## **Family Room**

- Gas log fireplace.
- Built-ins on one side of the fireplace.
- Wet bar with extra storage.
- Windows across the back of the home provide views to the back yard & pool.

## **Game Room/2<sup>nd</sup> living area.**

- Downstairs room with closet could be used as a game room, home office, study, music room, or 2<sup>nd</sup> living area. Has French doors so it can be closed if desired.

## **Bedrooms & Bathrooms**

- Powder room and upstairs guest bathrooms have updated cabinetry, counter tops, sinks, faucets, toilets & mirrors.

**Neighborhood info:** Homeowners Association includes:

Neighborhood pool, tennis courts & park.