



# 2987 Bluebird Lane

HUNTSVILLE, TX 77320

Offered at \$265,000

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*1.095 acres of natural beauty in the serene, Deed Restricted Community of Spring Hill*

1860 sqft. Main Residence (3 Beds / 2 Baths)

288 sqft. Guest Apartment (1 Bed / 1 Bath)

Detached 2-Car Garage

RV Parking Area w/ Water, Electric (115V/35amp)

Gas-log Fireplace

Built in 1977

Recently renovated with fine craftsmanship

24' Above-Ground Pool w/ Deck

10'x12' Storage Shed

16-SEER High-Efficiency Air Conditioner/Heater

## PRESENTED BY:

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Welcome  
Home!



## 2987 BLUEBIRD LANE

Located in quite possibly the best kept secret in all of Huntsville, Spring Hill, this pristinely remodeled residence boasts 3 bedrooms, 2 bathrooms, multiple entertainment decks, a 24' pool, and a potentially income-producing 288sqft guest apartment fully equipped with an oversized bedroom and brilliantly designed modern bath.

Location is truly everything, and Spring Hill doesn't disappoint. The natural beauty of the neighborhood is apparent and absolutely breathtaking. Admire all of the surrounding beauty, and count the stars at night from your 2nd floor observation deck!

A note from the sellers: "We moved to Spring Hill about two-and-a-half years ago, and we've loved every second we've gotten to call this place home. We've put a ton of hard work, and a lot of heart, into what you see today. We're looking for buyers who love this amazing place as much as we did, and we hope you're it! Thanks for coming!"



# Information, Features, & Upgrades



## 2987 BLUEBIRD LANE

### Family Room

- Carpet removed & replaced with laminate wood
- Overdized ceiling fan installed

### Fresh paint

- Family room + adjacent hallway
- Dining room + adjacent hallway
- Secondary bathroom
- Cabinets
- Guest apartment
- Both exterior pergolas



# Information, Features, & Upgrades



## 2987 BLUEBIRD LANE

### Exterior

- Replaced deck boards & railings on front deck
- Replaced deck boards on side deck
- Built new 4'x8' deck off Primary Bedroom
- Completely replaced deck on West side of house
- Installed new 10'x12' storage shed
- New 24' above-ground pool
- Replaced walkway to pool
- Installed new fencing (within property boundaries)
- Underground zoned sprinkler system
- 8'x8' shed for pool equipment



# Information, Features, & Upgrades



## Other/Misc.

- Home alarm system (just needs to be activated)
- New (08/2020) electronic deadbolts on front & back door
- New (2019) 16-SEER air conditioner/heater
- 115v/35amp RV hookups w/ water

## Available Documents

- Sellers Disclosure
- Supplemental Seller's Disclosure
- Survey
- Service Providers
- Utilities Expense Summary
- Offer Instructions & Agent/Brokerage Information

## For more information, please contact:

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