

27215 Adrian Hills Lane
Spring, Texas 77386
\$550,000

OVERVIEW

- Approximately 16,010 approx SF lot
- Master Planned Community – Spring Trails with multiple amenities
- Low Tax Rate: \$2.67

FEATURES

- Storage
- 3 Car Garage (Tandem)
- Sprinkler System
- 2 Gas Water Heaters
- Dual Digital Thermostats (upstairs and main level)
- Energy Insulated Low E Windows
- High-Efficiency HVAC
- Blinds & Drapes remain
- 9- & 10-Foot Ceiling Heights
- Arched Doorways
- Rounded Sheetrock Corners
- Extra Wide Baseboards & Crown Molding
- Cul-de-Sac Location
- Private Rear Yard

FRONT YARD

- Fully Landscaped with Mature Front Yard Trees
- Welcoming Front porch

ENTRY/FOYER

- Leaded Glass Mahogany Front door
- 2 story Entry Area
- Open Wide Entry (see through to living area)
- Tile Floors
- Coat Closet
- Art Niche
- Arched Doorways
- Decorative Wrought Iron Stairway
- Powder Room
- Recessed Lighting

STUDY/LIBRARY

- Wood Flooring
- Double French Glass Doors from Entry
- Trey Ceiling
- Crown Molding
- Ceiling Fan with light kit
- Window Blinds

FORMAL DINING ROOM

- Chandelier
- Chair Rail
- Crown Molding
- Wood Flooring
- Window Blinds

KITCHEN

- Under Cabinet Lighting
- Granite Countertops
- Built-in Oven and Microwave (Stainless Steel)
- 4 Burner Gas Cooktop
- Cooktop Vent
- 42" Cabinets with Crown Molding
- Built-in Dishwasher (stainless steel)
- Tiled Backsplash
- Reverse Osmosis System
- Spacious Walk-in Pantry
- Nook with Hidden Storage
- Large Breakfast Bar
- Open to Living Areas
- Abundant Counter Space
- Full Kitchen Cabinet Space
- Crown Molding
- Tile Flooring
- Stainless Steel Double Sink
- Garbage Disposal
- Recessed Lighting
- Multiple GFC outlets

BREAKFAST ROOM

- Spacious Breakfast Area with Natural Light
- Crown Molding
- Pedestrian Door to Patio and Resort Style Backyard
- Tile Flooring
- Window Blinds
- Recessed Lighting

GREAT ROOM (2-story)

- Gas Fireplace, Cast Stone Mantle
- Natural Light
- Window Blinds
- Ceiling Fan with Light Kit
- Wood Flooring
- Arched Doorways
- Floor Plug
- Crown Molding
- Recessed Lighting

MASTER BEDROOM

- 1st Floor
- Carpeted
- Crown Molding
- Ceiling Fan with light kit
- Trey Ceiling
- Window Blinds

MASTER BATH

- Double doors from Master Bedroom
- Separate His/Her Vanities
- Makeup Vanity
- Medicine Cabinet
- Tile Floors
- Corner Therapeutic Jetted Tub
- Glass Shower
- Private Water Closet
- Linen Closet
- Oversized Walk-in Master Closet with Shelving

POWDER ROOM

- 1st Floor
- Pedestal Sink
- Tile Flooring

BEDROOM 2 (upstairs)

- Carpeted
- Natural Light
- Window Blinds
- Ceiling Fan with light kit
- Walk-in Closet

BEDROOM #3 (upstairs)

- Carpeted
- Ceiling Fan with light kit
- Natural light
- Window Blinds
- Walk-in Closet
- Jack 'n Jill Bath

BEDROOM #4 (upstairs)

- Carpeted
- Ceiling Fan with light kit
- Natural light
- Window Blinds
- Extra Large Closet
- Jack 'n Jill Bath

FULL BATH (upstairs)

- Shower/Tub Combination
- Recessed Lighting
- Tile Flooring

Jack 'n Jill Bath (upstairs)

- Shower/Tub Combination
- Recessed Lighting
- Tile Flooring
- Private Vanity for Bedroom 3
- Private Vanity for Bedroom 4

FLEX ROOM (Game or Media)

- Could Be 5th Bedroom
- Natural light
- Window Blinds
- Crown Windowsill
- 2 Large Shelved Closets (perfect for storage, games, etc.)
- Attic Access Door with Floored Storage Space
- Ceiling Fan with Light Kit

UTILITY ROOM

- 1st Floor
- Washer and Dryer Included (not warranted)
- Cabinets & Built-in Shelving
- Clothes Drying Rod

GARAGE

- Tandem 3-Car Garage
- Workbench

ATTIC

- Access from Upstairs Flex Room
- Floored Storage Space
- 2 Gas Fired Energy Saver 40 Gallon Water Heaters

BACKYARD

- Pergola
- Covered Patio
- Ceiling Fans
- Flood Lights
- Dual HVAC Units
- Landscaped
- Spacious – backs to green space
- Chipping/Putting Green
- Full Wood Fence
- Extended Patio
- Putting Green
- Weber Grill
- Living Wall
- Pergola
- Firepit
- Teak Lounges
- Teak Table with Chairs
- Lawn Chairs
- Swimming Pool/Spa with Waterfalls
- Pool Umbrellas
- Pool Storage & Equipment

****NOTE: Owner does not warrant or guarantee personal items that remain***