

16247 Morningbrook Drive

Spring, TX 77379

FEATURES and UPGRADES

- Large Cul-de-sac lot, 14,046 square feet
- Home is 3,284 square feet
- Brick exterior
- Roof new in October 2017; GAF Timberline HD, Storm Guard, Tiger Paw with Ridge Vent; 50-year transferrable warranty
- 3 car over-sized garage with epoxy flooring, half bath, fully insulated, portable A/C
- Pool with two Polaris pool cleaners
- Sprinkler system
- Fiber Optic Internet through AT&T
- Alarm system; hardwired windows and doors; monitored by ADT
- Two HVAC systems
 - 2 Rudd units
 - 3-ton A/C condenser/coil replaced 12/2016
 - 4-ton A/C condenser/coil replaced in 5/2018
 - Plenum/ducting replaced in 2020
 - 3-ton furnace replaced in 12/2016
 - 4-ton furnace replaced in 12/2020
- Two digital thermostats
- Whole house air purification system; 2 ionizers; RFG Reme Halo ionizers
- Carbon monoxide detectors with security system
- Radiant barrier in attic of house + garage
- 6" insulation batts in walls; 6"-8" blown fiberglass insulation in attic
- Two garage door openers
- Oversized Gutters around the house
- Exterior gas lights
- Floored attic storage in house and in garage
- PELLA composite high efficiency windows installed throughout in 2006 with transferrable warranty
- 4 bedrooms, 3.5 baths
- Grand foyer entry with high ceilings
- Living room, dining room, office/study, breakfast room, family room, game room/gym
- Island kitchen with down draft stove top with griddle, double ovens
- Walk-in pantry
- LED lighting installed in all rooms in 2021

- **Ceiling fans in all rooms except LR/DR/Kitchen**
- **Real wood window blinds, light filtering cellular window shades**
- **Crown molding**
- **Vaulted ceilings**
- **Fireplace; gas connection and gas logs**
- **New flooring in 2021**
 - **Wood laminate in living room, dining room, stairs**
 - **New carpet in primary bedroom and upstairs rooms with 25year transferrable warranty**
- **Kitchen updates in 2021**
 - **Quartz countertops, light fixtures, cabinet hardware, sink/faucet, paint**
- **New paint throughout in 2021**
- **Washer, dryer, refrigerator stay with the house**
- **Zoned to nationally recognized Klein ISD**
- **NEVER FLOODED. Located out of the flood hazard**