



# Features & Upgrades

**Enchanted Oaks  
219 Shannondale Ln  
Spring, TX 77388**

**List Price: \$250,000**

**1 Story | 2,340 sq ft | Built 1969  
4 Bedrooms | 2 Full Baths | 2 Living Rooms | Formal Dining Room  
2 Car Garage | Covered Back Patio | Fenced Backyard | Cul-de-sac Street**

## Exterior

- Mature Trees | Landscaped Yard | Fenced in Backyard | Covered Back Patio/Porch (30' x 15') - 2005
- Brick & Siding Exterior Home
- 2 Car Garage (21' x 20') - 2014 Cement Board Siding
- Lawn Irrigation System - 2016
- Double Pane Energy Efficient Windows - 2018
- New Plumbing (PEX) - 2018
- New Gas Water Heater - 50 Gallon - 2019
- New HVAC System - 2014
- R-30 Insulation - 1988
- Updated Electrical Panel - 2010
- Chimney Sealed & New Cap - 2018
- Wrought Iron Fencing - 2014
- Driveway Repairs - 2019
- Termite Treatment - 2019

## Interior

- 4 Bedrooms | 2 Full Baths
- Laminate Flooring in Primary Bedroom, Living Room & Hallway - 2013
- Tile Flooring in Kitchen, Breakfast Room, Dining Room, Formal Living Room, Utility Room - 2011
- Hall Bath Updated - 2018
- Fireplace (Gas Logs)

## Community | Enchanted Oaks HOA

- Low Homeowners Association Fees | \$250 Year
- Low Property Taxes 2.55%
- Deed Restrictions to Help Maintain Property Values
- Enchanted Oaks HOA  
<http://www.enchanted-oaks.com>

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