

3702 Birnham Bend Cir
Spring, TX 77386



STEPHANIE CRIBBS
REAL ESTATE TEAM



Special Features Sheet

Exterior

- Front entry **Porte Cochere** wrapped with antique Texas Red Pine wood from 1800s, Scissor Trussells from a German farmhouse in Weimer, TX dated back to 1890s
- **Back Cover Patio** wrapped in California Cedar wood from a reclaimed home in Memorial area built in the 1940s
- **Outdoor Kitchen** features unique epoxy countertops, gas grill, refrigerator, and sink
- Approximately 30,000 gallon **Gunite Pool/Spa** features a heater, UV filter, travertine decking around entire pool and patio
- **Concrete Sidewalk** poured around entire home

SPECIFICATIONS

4546 SF

4/6 BEDROOMS

5.5 BATHROOMS

3 CAR GARAGE

1 ACRE LOT SIZE

Special Features Cont.

Interior/Wood

- Coffered ceiling wood beams in **Living Room** came from Falstaff Brewery in Galveston, TX dated back to 1895
- **Dining Room** wood beams are from Moulton, TX dated back to the 1860s
- **Foyer** oak wood beams are from Buckhorn, TX dated back to 1850s and feature ship builders technique
- **Game Room** located on the 2nd floor features antique barn wood from the Richard Lucas Ranch outside of Goliad dated back to 1850.
- **Baseboards, Crown Molding, & Window Trim** on the 1st floor are all from the United States National Bank out of Galveston, TX dated back to 1933.
- **Reclaimed Doors & Sliding Barn Doors** throughout the 1st floor are from various parts of Texas.
- **Mantel** made from railroad tie found as a fence post in Ellinger, TX dated back to 1850s



- **2 Primary Suites** with his/her closets, en suite bathrooms
- **2 Office/Study** located on the 1st floor
- **Water Filtration System** throughout entire home
- **Plantation Shutters** throughout entire 1st floor
- **Surround Sound** located in primary bedroom/bathroom, both offices, laundry room, kitchen, dining room, outdoor patio
- **13 Security Cameras** located around home - 3 interior and 10 exterior with 360 degree coverage around the home
- **Walk-in Attic Space** featuring 2 stories of storage area
- **3 Car Oversized Garage** with 200 sf of work space with a sink and 7 floor-to-ceiling cabinets
- Home features **PEX Plumbing** and **Open Cell Spray Foam**



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