

# 24002 Lemmon Arbor

## Ryland Homes

OVERTON FLOORPLAN

- GATED COMMUNITY
- 4 GENEROUS SIZED BEDROOMS
- GAME ROOM AND MEDIA ROOM
- FORMAL DINING & LIVING ROOM
- 3 FULL BATHS & ONE HALF BATH
- 3,516 SQUARE FEET
- LARGE LOT 9,651 SQUARE FEET
- NEW ROOF IN 2021
- COVERED PATIO WITH DECK
- LOW PROPERTY TAX RATE
- ZONED TO KLEIN ISD SCHOOLS
- MINUTES TO THE WOODLANDS & EXXON MOBIL CAMPUS



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# 24002 Lemmon Arbor Drive, Spring, TX 77389

This impressive 3,516 SF Ryland Home sits on an oversized 9,651 square foot cul-de-sac lot in the Gated Community of *Preserve at Northampton*. Construction was completed in 2015 and the quality truly simulates that of a Model Home! With almost \$130,000 in builder and homeowner upgrades, it far outshines the typical build found within the neighborhood.

Upon entry you'll find both Formal Living and Dining Rooms to Welcome you home. *(The Formal Living room is currently being used as an office. Formal Dining Room is currently a unique Pub Room with Custom Wall and Fixture)*

Sensational, *Seamless Hickory Wood* flooring and stairs add to the luxurious feel of this lovely home. The Family Room boasts 18' ceilings with a corner fireplace and is open to the brilliant Kitchen and Breakfast area. Granite countertops accompany the gorgeous backsplash and ample cabinet space to accommodate your needs. You'll love the built in wine rack and hidden pull-out spice drawer. The *open concept* is perfect for entertaining and the vast island allows for plenty of additional seating for family and friends to gather.

The huge back yard has more than enough space to build a pool and already has a covered patio and deck with additional shade sails for relief from the Texas Summer sun.

The spacious, Primary Bedroom is downstairs with vaulted ceilings and 3 heavenly windows overlooking the back yard. The ensuite bathroom has a large shower with ledge and intricate detail designed within the granite and tile decor. Dual sinks with granite vanities accompany a Garden/Soaking Bathtub to relax in after a long day. The walk-in closet features extra storage neatly tucked in the back.

An adorable and spacious Utility/Mud Room adjoins the garage where you'll find mounted ceiling racks and epoxy flooring. The attic has a walk-in entry door and is also floored for additional storage space.

As you ascend up the wooden stairs you'll come upon the welcoming **Gameroom** first. Next you will find 3 additional bedrooms and 2 full bathrooms. **Bedroom 2** has a custom wood wall that adds a lot of character and shares an adjoining bathroom. **Bedroom 3** is currently being used as the homeowner's Photography Studio. The magnetic walls and flooring can be easily converted back to a regular bedroom. **Bedroom 4** was most recently used as a storage room for Photography props and such. Last but not least you have the Media Room which is currently being used as a Home Gym. The Gym flooring is sitting right on top of the carpet so it can be quickly transformed back into a **Media Room** if the Buyer prefers.

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## ELECTRIC BILLS IN 2021

Jan \$206.32  
Feb \$144.81  
Mar \$106.41  
Apr \$132.75  
May \$133.98  
Jun \$182.98  
Jul \$281.63  
Aug \$228.00  
Sep \$292.77  
Oct \$316.67  
Nov \$256.23  
Dec \$168.72

## WATER/WASTE BILLS IN 2021

Jan \$74.76  
Feb \$74.76  
Mar \$98.73  
Apr \$90.04  
May \$122.59  
Jun \$102.91  
Jul \$116.03  
Aug \$109.47  
Sep \$143.27  
Oct \$142.06  
Nov \$83.73  
Dec \$71.11

**PROPERTY TAX RATE = 2.9636%**

**ANNUAL HOA FEES \$720.00**

**ZONED TO ACCLAIMED KLEIN ISD  
SCHOOLS**

- Northampton Elementary
- Hildebrandt Intermediate
- Klein Oak High School

## NATURAL GAS BILLS IN 2021

Jan \$49.46  
Feb \$53.22  
Mar \$71.60  
Apr \$29.33  
May \$28.90  
Jun \$27.72  
Jul \$27.51  
Aug \$ 53.10  
Sep \$29.03  
Oct \$31.77  
Nov \$28.34  
Dec \$30.42

- **Brand New Roof installed in 2021**
- **4-Ton Carrier Air Conditioner (7 years old)**
- **Sprinkler System in front yard**



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**RYLAND  
HOMES**

## Floorplan

### Overton

The home at 24002 Lemmon Arbor Drive in Spring, TX 77389 is this floor plan however it is Reversed (left/right) It does include the Following Options: Media Room, Vaulted Ceiling in Family Room, Fireplace & Covered Patio



SECOND FLOOR



OPT. VAULTED CEILING AT FAMILY ROOM



FIRST FLOOR



OPT. FIREPLACE

**RYLAND HOMES**  
ryland.com

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## List of Upgrades in the home

Item	Builder or Owner	Price
Upgraded elevation with tiles, stucco upgraded stone	Builder	\$10,000.00
Oversized lot	Builder	\$12,000.00
Seamless Hickory Woodfloors and stairs	Owner	\$15,000.00
Kitchen Backsplash	Owner	\$2,000.00
Fence Line moved up	Builder	\$1,000.00
Large undermount kitchen sink	Builder	\$800.00
Kitchen sink faucet	Owner	\$350.00
Lightswitch plates	Owner	\$300.00
Dining room light fixture	Owner	\$300.00
Office fan	Owner	\$100.00
4 sconces on front of home	Builder	\$400.00
4 camera security system	Owner	\$4,000.00
Alarm Panel by Master bedroom	Owner	\$300.00
Sprinkler System- front yard	Owner	\$2,500.00
Ring doorbell and keypad entry	Owner	\$250.00
Garage storage crates	Owner	\$500.00
Entry way light fixtures	Owner	\$500.00
Kitchen Pendants	Owner	\$700.00
Breakfast Light fixture	Owner	\$500.00
Deck	Owner	\$2,000.00
Shade Sails in Backyard/Poles	Owner	\$1,500.00
Backyard trees	Owner	\$1,000.00
Master bathroom mirrors	Owner	\$200.00
Master bathroom sink faucets	Owner	\$200.00
Half bath mirror	Owner	\$50.00
Half bath sink fixture	Owner	\$100.00
Attic build out off media room	Owner	\$400.00
Wood wall upstairs	Owner	\$500.00
Gym flooring	Owner	\$750.00
Mounted gun safe	Owner	\$1,000.00
Raised floor in gym/media room	Builder	\$1,300.00
Fireplace with raised hearth	Builder	\$1,425.00
Kitchen pull out spice rack	Builder	\$375.00
Wine rack	Builder	\$575.00

Item	Builder or Owner	Price
Kitchen and master granite	Builder	\$6,400.00
Full gutters	Builder	\$595.00
Vaulted ceilings living	Builder	\$7,600.00
Covered patio	Builder	\$5,200.00
Wrought iron spindles	Builder	\$2,420.00
Upgraded Oven	Builder	\$200.00
Upgraded Venthood	Builder	\$260.00
Upgraded Convection Microwave	Builder	\$300.00
Upgraded Gas Stove	Builder	\$445.00
Master Shower trim	Builder	\$100.00
Master frameless shower	Builder	\$500.00
Upgraded master bathroom cabinets	Builder	\$465.00
Upgraded cabinets upstairs	Builder	\$260.00
Stove top bumpout Granite	Builder	\$300.00
Wastebasket pullout Kitchen	Builder	\$390.00
Upgraded kitchen cabinets	Builder	\$1,700.00
Enclosed Fridge	Builder	\$770.00
Master bath tile upgraded	Builder	\$790.00
Weather proof outdoorplugs in roof trim	Builder	\$400.00
Masterbath fan and prewire	Owner	\$500.00
3rd pendant wiring in kitchen	Builder	\$270.00
Floor outlet living room	Builder	\$375.00
Media room sconces	Builder	\$930.00
Flooring upgrades-tile, carpet and pad	Builder	\$3,584.00
Speakeasy Front door	Builder	\$675.00
Master sinks undermount	Builder	\$650.00
Media room add on	Builder	\$3,500.00
Mud in shower master	Builder	\$595.00
Upgraded fans in bedrooms upstairs	Owner	\$250.00
Cathedral Drapes in living room	Owner	\$1,000.00
Tv mounts- office, living room, master bedroom, game room	Owner	\$400.00
2021 New roof	Owner	\$23,104.00
Garage epoxy	Owner	\$500.00
<b>TOTAL</b>		<b>\$128,303.00</b>

If you would like a copy of this informational packet please email or text  
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