

Amenities - 27406 Sgt Taylor Memorial, Spring TX 77386

General

- Art niches & Built-ins (throughout house)
- All countertops are granite with undermount sinks
- Travertine bathrooms and floors (except bedrooms (carpet) and study (wood))
- Multi-level High Ceilings, Tray Ceilings and Crown molding in every room except bathrooms, closets, pantry, and utility
- Whole house & Pool Generac Generator, generator is under service contract with an authorized service company until August 2022
- Water softener
- Septic System was pumped out in 2021
- Septic System Maintenance Contract Renewed March 2022
- Regular Pest Control (last serviced March 2022)
- Freshly painted and sealed stucco (March 2022)
- Window Treatments Convey, drapes, blinds & shades

Laundry Room

- Sink, Shelves & Cabinet Storage and Hanging
- Gas & Electric dryer hookups

Garage 1

- 2 parking slots plus workshop & storage Areas with shelving
- Garage Fridge Stays
- Self-closing door to interior of home
- Auto door opener
- Garage door keypad on exterior of garage
- (person) door to back yard
- Insulated walls
- Door to side yard

Garage 2

- 2 parking slots
- Long enough for a boat, tall enough for a lift
- Auto Door opener
- Built in Workbench area
- Drive through (2nd door on back to yard)

Smart Home

- Sprinkler System
- Hot Tub/Pool
- Lighting in Kitchen, Den, Study, Dining, Master, 2 Hallways and Exterior (all routers and bridges convey)
- Hands free occupancy sensor lights in pantry, utility rm, all toilet areas.

Kitchen

- Pull out (hidden) trash
- 2 sinks with disposals
- Double oven
- 3 door Refrigerator stays
- Pot drawers
- 3 pull out cabinets for maximum use of space
- Walk in pantry
- Stacked stone breakfast bar
- Under counter and above cabinets lighting
- Crown Molding, Multilevel Ceiling
- 5 burner Gas Kitchen Aide Cooktop
- Can see Pool from Kitchen
- Built-in bench seating in breakfast nook, cushions convey
- Solid Wood cabinetry

Living Area

- floor plug
- gas log fireplace
- Custom Drapes
- Crown Molding
- Minka Aire Fan & light fixture
- View of Pool
- French doors to patio

Secondary Bedroom

- Large enough for a King Size Bed
- Ensuite Bathroom
- Large walk-in closet
- TV stays
- Currently used for an exercise/guest room

Secondary Bedroom 2

- Large enough for a King Size Bed
- Large closet
- Next to the bathroom with large walk-in shower, separate toilet area and linen closet
- TV stays

Study

- Dramatic High Ceilings and Windows
- custom drapes
- wood floors

Study (continued)

- Credenza with Hutch (lots of storage) and writing table
- Closet

Wet Bar with fridge and wine storage/butler's Pantry

Dining Room (currently used as a Coffee/Lounging) Room

- built-in buffet
- Honed Granite Countertop with tiled backsplash
- live edge shelving with LED lighting
- Designer light fixture and ceiling treatment
- Cove lighting in ceiling
- Custom Drapes

Living Room (currently used for formal dining)

- Huge space with endless possibilities
- Built in accent niches
- Huge Chandelier with Edison bulbs
- Multi-level ceiling
- Views of Pool/Back Yard
- French doors to patio

Master Suite

- French doors leading to the suite
- Sitting Area
- French doors to patio
- 2 linen closets in bathroom
- His & her separate closets
- His & her separate vanities
- 2 shower heads
- Large soaking tub has handheld spray head
- Granite countertops with undermount sinks
- Large, framed vanity mirrors
- Solid wood cabinetry

Patio

- Built in grill
- Sink
- Breakfast Bar
- Beverage Fridge
- Gas log Fireplace
- TV stays
- Stainless Steel Cabinet Inserts

Patio (continued)

- Stamped Concrete Flooring
- Stacked Stone Accents
- Enough covered area for outdoor dining and outdoor living spaces
- Full Bathroom right off the patio area

Pool

- hot tub
- water fall feature
- sitting shelf
- Wi-Fi control
- remote access and automatic freeze protection
- Wired to the generator in case of power failure
- Auto-Fill and overflow preventer
- Stacked stone accents
- Flagstone coping and accents
- Pea gravel decking

Yard

- Brand new French drain system with a sump pump
- Fire Pit under the trees
- Sprinkler System
- Landscaped front and back yards
- Fresh Mulch
- Herb garden
- Large Planters convey
- Wi-Fi Controlled, Zoned Sprinkler System which services whole yard & beds
- Plenty of room for a food garden and fruit trees
- Completely fenced side and back yards

Close to clubhouse which offers one of the stocked lakes, concrete walking trail, playground, pool with splash pad, basketball courts, tennis courts a baseball field with batting cage and dugouts.

Benders Landing offers miles of hike/bike trails, multiple stocked lakes and parks and has a robust social calendar for all ages and interests. Emergency Paramedics/fire house in the neighborhood

