

Welcome to the Williams Home
110 E Crystal Canyon Circle
Spring, TX 77389

This custom Darling Home, 3689 SF, 1.5 story waterfront home, is in the Village of Creekside close to Gosling Rd with easy access to 99. It was built in 2010 and is the only house with this floorplan built in The Woodlands. It features an open floorplan, a large Kitchen and Living room, separate Dining room, Breakfast room/den, 3 bedrooms and 2.5 bathrooms on the first floor. The second floor has one large bonus room overlooking the pond which can be used for anything you wish. There are 3 storage closets in the hallway. The attic has very limited accessibility.

The 2-car garage (20x20) has built-in storage cabinets, a sink and a refrigerator. The 3rd tandem garage is enclosed as an air-conditioned storeroom.

House Features:

- Old Mesilla brick and Lueders stone exterior
- Certa Spray Foam insulation
- Full house generator
- Water softener, Infinity Water Systems
- 2 zoned air conditioners
- Alarm system

Room sizes:

- Study 11x14
- Dining Room 13x14
- Family Room 19x20
- Kitchen 12x18
- Den/breakfast 13x13
- Master BR 15x20
- BR#2 11x13
- BR#3 11x13
- Second floor 642 SF
- Airconditioned storage (3rd garage space) (447 SF)

KitchenAid appliances

- 48" refrigerator
- Double ovens
- Dishwasher
- 5 burner gas cook top
- stainless-steel hood
- Microwave (located in the island)
- Wine refrigerator

Custom features:

- Double crown molding throughout
- 7" wide baseboards throughout
- Undercabinet lighting in kitchen including above cabinet in bar area

- Most electrical outlets within the house are located in the 7" wide baseboards for esthetics.
- 2 floor outlets in the living room
- The kitchen island counter is 12' long with double Silgranit sink, storage cabinets and drawers on both sides and knee space for 2 bar stools
- The bar counter is 8' long, lighted upper cabinets, including above cabinet lighting. There are 4 drawers, 3 lower cabinets and a wine refrigerator.

Features added post- closing (2010), and costs:

• Exterior garage lights	\$ 500.
• 6 ceiling fans (Carol's Lighting)	\$ 2100.
• Full house generator	\$10690.
• Water softener by Infinity Water Systems	\$ 2050.
• Landscape and exterior house lighting, Illuminations	\$ 3297.
• Art lights in the entry, LR and DR by Illuminations	\$ 1325.
• 4 kitchen pendent lights	\$ 850.
• Custom Cast Stone fireplace surround by Precision Development Houston, TX	\$ 1720.
• Custom built in cabinets in study w/granite top	\$ 4972.
• Hunter Douglas window coverings throughout	\$ 6970.
• SunMaster window tint throughout (? Cost)	
• Ceiling fans in all rooms exc LR, DR, by Carol's Lighting	\$ 1315.
• Landscaping	\$ 20163.
1. Side yard drains by Outdoor Solutions	\$ 4300.
• Custom painting all interior walls and labor – UT Painters	\$ 5975.
• Carpets by Roberts Carpets	\$ 1799.
	Subtotal \$70,566.
	Base cost 575,000.00

Total initial cost of house \$645,566.00

Replacements/additions (2018-2022)

New irrigation system (total yard) (2020)	\$ 5780.00
• Air conditioner compressor (2018)	\$ 7000.00
• Roof (2020)	\$28,853.00
• Sidewalks (2021)	\$ 4800.00
• 3 commodes (2020)	\$ 1500.00
• Wine refrigerator (2020)	\$ 800.00
• Dishwasher (2020)	\$. 2500.00
• Wrought iron fence (2019)	\$ 3925.00
• Furnace (2022)	\$. 6600.00
• TOTAL REPLACEMENT COSTS (2018-2022)	\$ 61,758.00