



7807 HERTFORDSHIRE UPDATES, UPGRADES & SPECIAL FEATURES

- NEW ROOF MARCH 2022
- FRESH PAINT MARCH 2022
- NEW FENCING MARCH 2022
- STONE PATH ENTRY WALKWAY
- UPGRADED LEADED GLASS FRONT DOOR
- PREMIUM BRICK WITH HARDIPLANK SIDING
- CUSTOM PRIMARY BATH WITH SKYLIGHT
- ALL BATHROOMS UPGRADED WITH GRANITE COUNTERS & FRESH TILE
- KITCHEN UPGRADED WITH GENEROUS GRANITE, NEWER DISHWASHER, AND BUILT IN MICROWAVE
- CATHEDRAL CEILINGS WITH FLOOR TO CEILING WINDOWS & GAS LOG FIREPLACE
- 2 STAIRCASES
- 2 WETBARS – ONE IN FAMILY ROOM AND ONE IN GAMEROOM
- 6TH BEDROOM HEAVILY REINFORCED TO HANDLE WEIGHT FOR HOME GYM
- PORTE COCHERE WITH REAR ENTRY 3 CAR GARAGE
- GARAGE SHOP/WORK SPACE WITH SINK AND WALL TO WALL STORAGE
- 1.5 LOT SIZED AT JUST UNDER 20,000 SQ FT
- PARK-LIKE BACKYARD WITH MAJESTIC OAKS, STONE PATIO, MINI POND, GAZEBO
- LUSH LANDSCAPING AND FULL SPRINKLER SYSTEM BOTH FRONT & BACK
- FOUNDATION LIFETIME TRANSFERRABLE WARRANTY
- FOUNDATION CHECK 2022
- ANNUAL TERMITE CONTRACT SINCE 2018 @ \$285 ANNUALLY TO CONTINUE
- LOW TRAFFIC STREET
- WALK TO ELEMENTARY & MIDDLE SCHOOL



18425 Champion Forest Dr #230 Spring, TX 77379
281.236.8217 Lynne.Sanders@CBRealty.com LynneSanders.com
TREC #0638294