

 **20214 Calliope Knolls Dr, Spring, TX, 77379**

GLEANNLOCH FARMS

## GENERAL FEATURES

- Walking distance to the neighborhood lake and walking trails
- Short 4 minute drive to the Grand Parkway
- Gated private entrance into Northlake section of Gleannloch Farms
- No backyard neighbors
- Home built by Ryland homes (now known as Lennar Homes)
- Exterior security cameras will remain with the home (2020)\*
- New wood-paneled stairs with wrought iron railing (2020)\*
- New carpet in all second floor bedrooms (2020)\*
- New engineered hardwood flooring on the second floor (2020)\*
- Tankless water heater
- Furnace age: 2012, Roof age: 2012, HVAC age: 2020

## INTERIOR FEATURES

- Wine grotto located in the den/sitting room of the home
- Den/sitting room leads to private outdoor patio
- High ceilings & crown molding featured throughout the home
- Family room fireplace features stacked stone gaslog fireplace
- Custom builtin cabinetry in the family/living room
- Mounted TV in the living room remains with the home

## KITCHEN

- Spacious granite kitchen island with additional storage and space for bar stools
- Stainless steel double ovens
- Stainless steel 5 burner gas cooktop
- Spacious walk-in pantry
- Built-in wine rack

## PRIMARY BEDROOM/ BATHROOM

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- Primary bedroom features large windows with view to the sparkling pool & spa
- Customizable flex-space off primary bedroom
- Primary bathroom includes 2 generous walk-in closet featuring custom shelving, luxurious soaking spa tub, and oversized walk-in shower with additional seating
- All bedrooms include ceiling light fans and spacious closets with built-in additions

## MEDIA ROOM

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- Media room is wired for surround sound
- Mounted TV remains with the home
- New home theater carpet installed\*
- Media lounge sofas will remain with the home\*

## EXTERIOR FEATURES

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- Pool and Spa heater
- Inground pool lighting with changing colors
- Covered patio features existing TV mount and wired for surround sound
- Automatic sprinkler system
- Landscape lighting around the exterior of the home
- New fan installed in the outdoor covered patio (2020)\*
- New wrought iron gate added to the front patio (2020)\*

## GARAGE

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- Impressive 4-car garage
- Three car garage includes workshop sink, shelving, and garage fans
- Porte-cochère wrought iron manual gate

## GLEANNLOCH FARMS MASTER PLANNED COMMUNITY FEATURES

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- Gleannloch farms is comprised of 20 exclusive private sections with access to amenities and services
- 83 homes within the Northlake section of Gleannloch Farms
- Community Bark Park located on Northpointe Drive. The park includes a small dog area and large dog area, as well as a shaded sitting area and dog friendly drinking fountains.
- Fitness Center located on Champions Forest Drive
- Lakes and ponds available for catch and release fishing
- Recreation Center located on Gleannbury Pointe Drive. The recreation center features a 21-acre sports and athletics complex including a competition pool, sand volleyball court, baseball fields, soccer/lacrosse fields, basketball pavilion, and Veterans Memorial.
- Recreation Center located on Gleannloch Forest Drive. The recreation center features Clubhouse, 6-lane 25 yard pool, kiddie activity pool, tennis courts, catch and release fishing lake, canoe/boathouse, and kiddie play park.
- Recreation Center located on Sterling Manor Drive features a beautiful pool, kiddie pool, covered picnic pavilions and kiddie playground
- Equestrian Center located on Champions Forest Drive. The Equestrian center is a full board facility, providing top quality care for horses. Equestrian Center amenities include:
  - An eleven stall courtyard barn with private runs
  - Turn-Out services
  - Two private tack room areas – one for each barn
  - 60' x 40' covered ring, and a 90' x 100' outdoor sand ring for beginners and lesson students, both with lights
  - Horses are fed good quality hay and a custom grain mix along with daily wormers. Trace mineral blocks are provided
  - Stalls cleaned daily, except Sundays
  - Additional services provided
- Special homeowner communities such as:
  - Pet Committee - whose purpose to help reunite lost pets with their owners, or to help "homeless" pets find foster families or forever homes

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### **NEARBY PLACES, SHOPS, AND RESTAURANTS**

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- H-E-B (4 minute drive)
- Kroger (14 minute drive)
- Gleannloch Pines Golf Club (8 minute drive)
- Chick-Fil-A
- Vito's Famous
- Rico's Mexican Grill
- Bleu Seafood

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