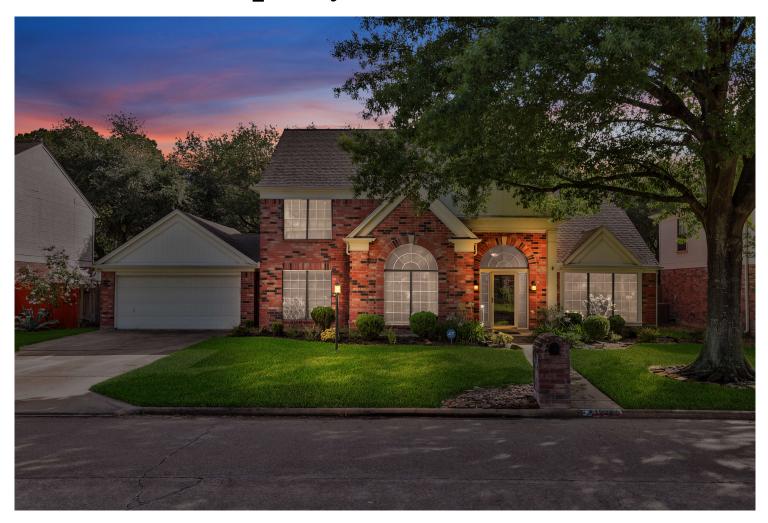
Property Information



16922 River Willow Drive Spring, Texas 77379

Presented by Erin Massingill Realtor with Keller Williams Memorial

NOTABLE FEATURES

Remodeled Kitchen

Rich wood raised panel cabinetry carefully designed with special drawers & storage spaces for added functionality Built-in trash drawer Microwave niche with microwave included Walk-in pantry Stainless steel appliance package including a GE gas range with griddle and modern hood vent Bosch dishwasher Granite counters Under cabinet lighting Window at sink overlooking lush and private backyard Seating area at island Built-in office space which can double as a serving buffet Breakfast room

Remodeled primary Bathroom

Vaulted ceilings and great natural light Rich wood vanity with granite counter, double sinks and storage towers Separate soaking tub and shower Water closet Spacious walk-in closet for ample storage Secondary closet with full length mirror

Living areas

Rich wood flooring Neutral paint Flexible living, study and dining spaces Gas fireplace with accent molding detail Two story ceiling in the family room Vaulted ceilings in the front living space Hidden wet bar for entertaining Crown molding and chair rail in the dining room Incredible tree lined views Upstairs game room/flex space Blinds throughout

Bedrooms

Neutral paint and carpet Ceiling fans Walk in closets

NOTABLE FEATURES

Bathrooms:

Upgraded plumbing and lighting fixtures throughout

Utility Room

Washer and dryer included Space for hanging/storage Great mud room space between home and attached garage

Yard

Premium greenbelt lot with no rear neighbors for maximum privacy Large uncovered patio space Mature trees and plants selected to attract birds and natural wildlife in area Ample yard space with sprinklers for ease of maintenance

Systems

5 year old Lennox high efficiency HVAC Solar screens on windows Sprinkler system Gutters Mature foliage

Included Non-Realty Items:

Front load washer and dryer in utility room Stainless steel french door fridge in kitchen Microwave in kitchen Built-in desk and shelf in front study space Wall mounted speakers in front living area Trampoline and patio set in back yard

Interested in additional non-realty items? Please ask. The sellers have absolutely loved living at River Willow, but are moving overseas and are open to negotiating furnishings into the sale or separately.

* All information to the best knowledge of the sellers and listing agent. Buyers are encouraged to do their own due diligence and independently verify all information

Nearby Shops and Restaurants

River Willow offers a premier location just minutes from Vintage Park and countless shops, restaurants and grocery stores. Willowbrook Mall is also just a few miles away Below are just a few local offerings.

Grocery stores within approx. 2 miles

Whole FoodsHEBKrogerAldi

Restaurants

Jive	Ambriza	Bella Green	Black Walnut
IHOP	Denny's	Hopdaddy	Lupe Tortilla's
Brix	El Tiempo	Shogun	Coco Crepes
Salata	Potbelly	Chipotle	Another Broken Egg
BJ's Brewhouse		District 249	Mia Bella Trattoria

Outdoor recreation

Kickerillo Mischer Preserve Cypress Creek Trails Meyer Park

Gyms

D. Bradley Williams YMCA Orange Theory Fitness Connection LA Fitness

Local Public Schools

Theiss Elementary (approx. 1.5 miles) Doerre Intermediate (approx 2.5 miles) Klein High School (approx. 1.7 miles)

* All information provided as a courtesy. Buyer should independently confirm all information of importance.