

Property Information



16 922 River Willow Drive
Spring, Texas 77 379

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 Foods HEB
Kroger Aldi

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)