



9502 FENCHURCH DR
SPRING, TX 77379

FEATURES AND UPGRADES

Rooms:

- ✓ Two primary bedrooms, one upstairs & one downstairs
- ✓ Two primary en-suite bathrooms and downstairs primary bath has jetted tub
- ✓ All bedrooms have walk-in closets
- ✓ 2 studies: one upstairs and one downstairs
- ✓ Downstairs study has built-in desk, cabinets, shelves, and a closet so it can also be another bedroom or nursery
- ✓ Large game room upstairs with a wet bar
- ✓ Large family room downstairs with gas fireplace and a wet bar with shelves.
- ✓ Large in-house laundry room with extra storage
- ✓ 2 wet bars – both have new granite, sink, and faucet
- ✓ New lighted ceiling fans throughout
- ✓ Recessed LED lighting throughout
- ✓ Wall between the breakfast area and family room was removed to allow for a popular open floor concept
- ✓ Large walk-in closets

Kitchen:

- ✓ New granite with new double undermount sink, and faucet
- ✓ New cabinet hardware
- ✓ New beautiful French Canvas backsplash
- ✓ New stainless double wall oven, dishwasher, and disposal
- ✓ New recessed LED lighting and farmhouse style pendant light over sink and island

Bathrooms:

- ✓ New granite counters
- ✓ New rectangle sinks with new faucets
- ✓ New vanity lights
- ✓ New mirrors
- ✓ New towel bars and hardware
- ✓ Two primary bathrooms
- ✓ Downstairs primary bathroom has jetted tub and separate shower
- ✓ Downstairs primary bath has an all-new rebuilt shower with new tile, mosaic accents, and frameless shower door
- ✓ Upstairs primary bathroom has new granite, sink, faucet, and tile flooring

Electrical, Plumbing and Roof:

- ✓ New PEX plumbing
- ✓ Two new gas water heaters-2021
- ✓ One new air conditioner-2023
- ✓ New switches and new outlets

- ✓ New recessed LED lighting
- ✓ New lighted ceiling fans
- ✓ Roof is estimated to be 5 years old
- ✓ New sinks, faucets, and supply lines

Mechanical, Exterior and Pool:

- ✓ Pool recently replastered and new coping tile - 2023
- ✓ Pool has been serviced and filter cleaned
- ✓ Pool has pebble decking
- ✓ Roof Gutters
- ✓ In-ground automatic irrigation system
- ✓ Exterior freshly painted
- ✓ New slate tile front entry porch
- ✓ New exterior light fixtures
- ✓ New blown insulation
- ✓ New electric breaker panel
- ✓ New cedar fence (garage side)

Flooring and other:

- ✓ New tile floors in all wet areas
- ✓ New upgraded carpet and padding
- ✓ Beautiful upgraded engineered flooring downstairs
- ✓ New iron baluster stair railing
- ✓ Neutral, beautiful fresh interior and exterior paint
- ✓ All major systems have been serviced

Location:

- ✓ Located in a beautiful, established neighborhood
- ✓ Close to shopping, restaurants, Cy-Fair ISD schools, medical facilities, and major thoroughfares
- ✓ Never flooded

