

Attributes and Upgrades
6318 Fallengate Dr
Spring, TX 77373

1894 sq ft one-story home in desired Greengate neighborhood

Amazing floor plan that offers so much privacy and flexibility for living.

4 bedrooms, 2 full baths

Private mother-in-law / guest suite with ensuite bath and connects through Hollywood bath to a secondary bedroom to offer a larger suite (in front left corner of home)

Split floor plan allowing privacy for everyone, with Master suite separated from all other bedrooms being on opposite side of house (right side) Master bath tub/shower combo, dual sinks and a walk-in closet.

Garage is built out for large flex space – office, gameroom, media room, workout room or whatever you choose. Insulated, sheet rocked, plenty of built-in shelving and with AC. The garage doors are still in place so it can easily be converted back to a full 2 car garage.

Formal dining room

Large fenced backyard

3 workshops / storage sheds – all with electrical, one is insulated and with window air and heat unit – 2 are quite large and one is smaller

Fresh interior paint (2023)

Remodeled kitchen approximately 9 years ago and includes:

- Appliances including microwave, oven, dishwasher and stove
- Granite counters
- Deep sink
- Under counter lighting
- Custom wood cabinets put in about 9 years ago (includes a pull out drawer for pots and separate one for lids)

- Tile floor with 12 x 12 tiles
- Tile backsplash
- Breakfast bar / buffet
- Wine glass rack built in under cabinets

Roof placed about 6 years ago with high-end shingles and radiant barrier (25K)

AC replaced – compressor about 3 years ago and interior duct work about 6 years ago

Hardwood laminate floors in common areas

New carpet in bedrooms (2023)

Huge laundry room in a room to itself between kitchen and converted garage. Can also be used as mudroom space. Refrigerator in utility stays with the house.

2 attic spaces that are mostly floored offering plenty of storage space

Tall ceilings throughout

Wood burning fireplace

Ceiling fans throughout

Double wide driveway

Vivent security system

Walk to elementary school

Never flooded

Curb appeal

Great proximity to major roads, shopping, restaurants and entertainment for convenience of living

*All information provided is to the best of Seller knowledge with regards to some upgrade years, therefore not guaranteed.