

# 6030 SPRUCE FOREST

HOUSTON, TEXAS 77092

ELIZABETH & ARIEL  
VILLARREAL, REALTORS®  
Coldwell Banker Realty  
Cell: 832.712.1337

E-mail: [ariel.villarreal@cbrealty.com](mailto:ariel.villarreal@cbrealty.com)

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## FEATURES AND UPGRADES

- 30-yr Owens Corning Duration Roof replaced May-2015 by Campos Roofing (10 yr. work warranty)
  - 40 gallon Bradford White Water Heater replaced Nov-2019 by ARS (6 yr. parts warranty)
  - PEX Plumbing - full house replumbed 2021 by ARS
  - New Amana Furnace replaced Nov-2022 - by Lee Thompson AC - HVAC system serviced biannually (indefinitely)
  - Gas Log Fireplace w/ Remote from Perfection Fireplace
  - Half acre lot
  - Sprinkler system - front yard
  - French drains installed
  - Walk-in closets
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