



17302 ATHERINGTON PLACE, SPRING TX 77379

Custom built home with the following unique features and upgrades:

- New Roof 2/15/2024
- Never lived in high end carpet throughout (installed June 2023)
- Solid oak hardwood flooring in kitchen and breakfast area continuing into den. The den oak hardwood features a herringbone pattern with soldier strips outlined in walnut.
- Venetian Plaster walls in kitchen, breakfast room, primary bath and all bathrooms on second floor.
- Entrance marble flooring with granite inlays.
- Granite countertops in kitchen, all bars, laundry and all bathrooms on second floor.
- Marble countertop in 1/2 bath downstairs.
- All lighting fixtures converted to LED lights in the living areas, garage, & outdoor security lights.
- Den & breakfast room feature energy efficient, argon gas filled double pane windows. The panes fold in for easy cleaning and can be removed from the frames.
- 2 large primary bedroom closets with custom built in cabinets and shelves; larger closet has lighted shoe shelves.
- Primary bath has oversized 5'x5' shower and a Kohler bathtub with jets.
- All the brass bath fixtures are Kohler brand
- Covered outdoor kitchen features a stainless steel Bull Brahma 5 burner pit with Infrared Back Burner and electric rotisserie, an "outdoor" refrigerator, sink basin and a built in icebox.
- Pool refinished with PebbleTech in 2017.
- LED pool and spa lights with multi color controller.
- Energy efficient multi speed pool pump for the pool and spa.
- Separate pumps for the pool waterfall and Polaris cleaner.
- New (June 2023) Polaris 380 pool sweep designed for Pebble-Tec finish \$840 +tax
- Supersize storage or craft area on the second floor with a stairway into an enclosed, air conditioned attic area.
- 3 car garage featuring INDUSTRIAL painted floor with friction flakes to resist slips and falls.
- HVAC:
 - Model GSX130481BC; 4 Ton - 13 SEER, Manufactured January 2014
 - Model GSX140361KD; 3 Ton - 14 SEER, Manufactured April 2018
 - Model GSX140481KA; 4 Ton - 14 SEER, October 2015
 - Model SSX140361BB; 3 Ton - 14 SEER, Manufactured March 2013
- Walk & bike to all schools
- Walk & bike to Wunderlich Farms Historical Museum and their monthly farmer's market



LYNNE SANDERS, REALTOR®

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