

Updates & Features

22103 Rustling Springs Drive
Spring, Texas 77389

Updates:

- 2021 - carpet replaced in primary bedroom
- 2018 - condenser replaced
- Epoxy floors in garage and back patio
- Upgrades added to house when built include:
 - Wood floors in first floor
 - Whole house gutters
 - Crown Molding
 - Tile floor in primary bathroom on diagonal
 - Upgraded carpet pads

Features:

- Almost 3000 square feet with 4 bedrooms with 3.5 bedrooms
- Large primary suite downstairs
- Easement behind property making back neighbors farther away for more privacy
- Home office with closing doors for privacy
- Half bath up front by home office
- Large, covered back patio with gas stub
- Lots of windows providing abundance of natural light
- Under cabinet lighting
- ENERGY STAR certified home built by Lennar

We've asked the sellers a few questions to get to know their community...

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How would you describe the area, and what it's like living here?

Nearby groceries stores, shopping, restaurants, hospital very convenient location, don't have to leave the area to get anything that you need. Subdivision is part of highly rated Klein School District, elementary school is around the corner. Junior High and High School are also very close. Close to Exxon and HP campus, and easy access to Grand Parkway, I-45 and The Woodlands.

What has been your favorite thing about living in this community?

We enjoyed walking around the community lakes, mature trees provide shade and beautify the neighborhood, neighbors are friendly and quiet, community areas are well kept.

What are your favorite places to eat, shop, visit in the neighborhood?

A new HEB is less than 5 minutes away from the house. We like to go out to family friendly craft brew restaurants Crust Pizza, Blue Water Seafood. Neighborhood is very diverse and therefore it has a great selection of restaurant such seafood, Indian, Mediterranean, Vietnamese, Hispanic and Tex-Mex.

What else can you share with future buyers?

Quiet and peaceful neighborhood. We feel we took great care of the house while we lived there. We barely used the upstairs so it is like new.

Exclusions

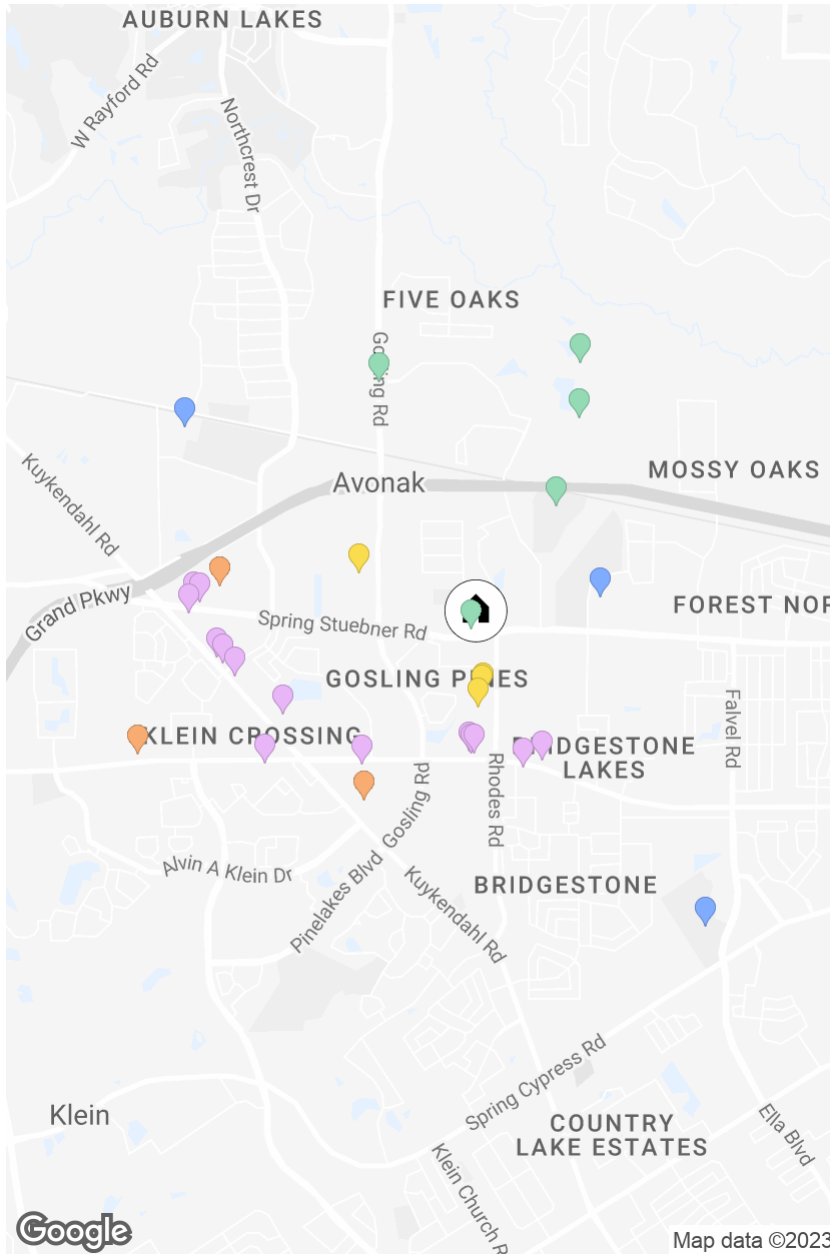
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- Security cameras and mountings

22103 Rustling Springs

Listing Neighborhood

4 BD 0 BA 2858 SF



SCHOOLS

- Zwink Elementary School, 0.64mi
- Hildebrandt Intermediate School, 1.77mi
- Klein Collins High School, 2.00mi

PARKS

- Texas Ready, 0.10mi
- Spring Klein Youth Baseball Park, 0.68mi
- Rothwood Park, 1.12mi
- McKenzie Park, 1.28mi
- Fox Hollow Trail, 1.38mi

GYMS

- Spring Tumbling, 0.42mi
- BMF Fitness, 0.42mi
- Sideline Spirit Cheer Company, 0.49mi
- Grand Parkway Sports, 0.63mi

GROCERY STORES

- Sprouts Farmers Market, 1.13mi

- Target Grocery, 1.33mi
- ALDI, 1.89mi

RESTAURANTS

- Thistle Draftshop, 0.72mi
- Gran Colombia, 0.73mi
- Pepperoni's - 2920, 0.73mi
- The Original Neal's Restaurant, 0.84mi
- Julio's Mexican Grill - Mexican Restaurant - Spring, 0.84mi
- Starbucks, 0.98mi
- Wacky Mongolian Grill, 1.13mi
- Red Robin Gourmet Burgers and Brews, 1.28mi
- Panera Bread, 1.33mi
- Dunkin', 1.34mi
- Marco's, 1.35mi
- Five Guys, 1.42mi
- Salata, 1.45mi
- Russo's New York Pizzeria & Italian Kitchen - Grand Parkway Marketplace, 1.48mi

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