



18206 MAHOGANY FOREST, SPRING TX 77379

Charming home with the following unique features and upgrades:

- Recent full gut remodel of primary bath includes new cabinets, granite counters, flooring, high end soaking tub, shower with spa-like fixtures, sinks & faucets, door knobs, chandelier over tub, and recessed lighting 2023
- Recent remodel of 2nd bathroom to include new tile floor & tub surround, new cabinetry on vanity and new cabinetry linen storage 2023
- PEX Piping throughout Home 2023
- Replaced double pane windows 2017
- Storm doors on front & back 2017
- Recent LVP flooring throughout downstairs 2023
- Recent Electrical Panel August 2023
- Roof 2015
- HVAC 2019
- Espresso Mahogany Entry Door 2023
- Full Glass Modern Back Door
- Wood treads on stairs, wood landing hallway upstairs
- Kitchen has been remodeled & opened to den with added extra deep breakfast bar 2010
- Wet bar has been opened up to create additional storage under stairs with access from den
- Updated modern fans & light fixtures in den, kitchen and dining room
- Large pool, private backyard, no back neighbors
- Shed in backyard conveys
- Den overlooks pool through an expanse of windows and includes beamed Cathedral Ceilings
- Oversized laundry room with built in ironing board and easy access to electrical panel and water heater
- Climate controlled & carpeted storage area – could also be a playroom or home gym
- Low traffic street on cul-de-sac lot
- Walk & bike to all schools with crossing guards for elementary and middle school routes
- Walk & bike to Wunderlich Farms Historical Museum and their monthly farmer's market
- Amenities included for all MNW HOA residents in good standing: access to LED lighting tennis & pickleball courts with tennis pro on staff and numerous league play opportunities, year round access to 8 lane lap pool, year round access to small splash pad, large beach entry pool & splash pad with life guards on duty during summer months, fitness facility in clubhouse, playground next to clubhouse, opportunity for kids between 4-18 yrs old to join the neighborhood summer swim team
- Conveniently located to plenty of nearby shopping, restaurants, and entertainment opportunities



LYNNE SANDERS, REALTOR®

CERTIFIED LUXURY HOME MARKETING SPECIALIST, CERTIFIED NEGOTIATIONS EXPERT, ACCREDITED STAGING PROFESSIONAL RE, BFA ADVERTISING/MARKETING, RELOCATION SPECIALIST, CHAMPIONS TOP PRODUCER, PREFERRED KLEIN ISD REALTOR, ACHIEVEMENT AWARD WINNER, MULTIMILLION DOLLAR PRODUCER, MILLION DOLLAR MONTH CLUB MEMBER, INTERNATIONAL STERLING SOCIETY, INTERNATIONAL DIAMOND SOCIETY

Coldwell Banker Realty, 18425 Champion Forest Dr #230, Spring, TX 77379

281.236.8217 LynneSanders.com