



**COLDWELL
BANKER
REALTY**



welcome to
BRADBURY FOREST
YOUR DREAM HOME AWAITS.

Nestled in the picturesque landscape of Spring, Texas, the established Bradbury Forest neighborhood offers an unparalleled blend of convenience and modern living. Ideally situated between the thriving metropolis of Houston and the charming Woodlands community, this development, featuring new home builds by Long Lake, is set just east of the bustling I-45 corridor.

Bradbury Forest's location is steeped in history, once serving as a railroad switchyard. Today, it stands as a vibrant residential hub, catering to a diverse community of more than 50,000 residents. This area has transformed into a thriving urban center, boasting a wealth of amenities that enhance the quality of life for its residents.

Within the neighborhood's proximity, you'll find an array of popular bars, cafes, and restaurants that cater to a variety of tastes. Whether you're seeking culinary adventures or a relaxing evening out, Bradbury Forest's central location ensures you're never far from the action. For your shopping needs, major shopping centers abound, making retail therapy a breeze.

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NEW

Listing

**2406 BROAD TIMBERS
SPRING, TX, 77373**



Welcome to this meticulously maintained and thoughtfully upgraded home, perfectly situated in a prime location that's sure to meet all your lifestyle needs. This property offers the utmost convenience, as it's strategically located in close proximity to Exxon, George Bush Intercontinental Airport (IAH), and key arterial roadways such as Highway 99, FM 1960, Interstate 45, Hardy Toll Road, and Beltway 8, making it an ideal choice for commuters.

As you step onto the property, you'll be greeted by a beautifully manicured yard that not only enhances the curb appeal but also ensures a serene and private setting with no rear neighbors. This added privacy and aesthetic appeal set the stage for an exceptional living experience. The attention to detail in this home is evident through a series of significant upgrades aimed at enhancing efficiency and comfort. A brand-new roof, a state-of-the-art air conditioning system, a new water heater, and fresh interior and exterior paint all work together to create an environment that's not only aesthetically pleasing but also practical and energy-efficient.

PRICE

\$349,000

BED/BATH

4bd/2 full

HOME SQFT

2,629

LOT SIZE

9,009 sqft

GARAGE

2 Spaces

HOA

\$575

TAX RATE

2.69



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The main floor of the home has been designed with your convenience in mind and features a well-appointed study, offering a quiet and productive space for remote work or personal projects. The primary bedroom on this level provides a retreat where you can unwind and relax in privacy.

Moving to the upper level, you'll discover generously-sized bedrooms that offer ample space for personalization and comfort. Additionally, a versatile game room awaits, providing a flexible area for recreation, entertainment, or any other purpose you may envision. The open floor plan connecting these spaces ensures seamless living and makes entertaining a breeze.

It's important to note that this home has an impeccable history of not having flooded, providing peace of mind for its new owners. Furthermore, a shed located in the backyard is included with the property, adding valuable storage space for your convenience.



PROPERTY

Details

2406 BROAD TIMBERS
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UPGARDES UPDATES

- New Roof (2021) 50 year warranty
- AC (2017)
- Water Heater (2016)
- New carpet upstairs (2020)
- Widened driveway for more parking space (2021)
- Installed sidewalk from from driveway to back deck (2021)
- Painted outside and inside house (2020)
- Storage shed 8x12 (2021)
- Rain Gutters front and back(2015)
- New fence on three sides, other side is in negotiations (2017)
- Primary bathroom updated with large walk-in shower, quartz counters,can lighting(2021)
- Kitchen remodeled with granite counters, under cabinet lighting, can lights, and open to the family room(2016)
- Huge back deck to enjoy the quiet large backyard with mature trees(2006)
- Epoxy floor in the garage (2007)

OTHER

- lawn maintained professionally by Truegreen lawn services (2023/ ongoing)
- Leaf filter covers with transferable lifetime warranty (2020)
- Homestead, 65+ Exemption
- Low Tax Rate
- Low HOA



LOCAL Highlights

2406 BROAD TIMBERS
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This listing is located conveniently to shops, restaurants, and more!

DINING/ENTERTAINMENT

- La Presa Rest. 1.9 mi
- El Palenque 4.9 mi
- Adriatic Cafe 3.4mi
- Gringos Rest 3.5 mi
- Golden Bowl 3.6 mi

SHOPPING

- Old Town Spring 4.3 mi
- Walmart SuperCenter 1.4 mi
- Kohl's 4.6 mi
- Ross 4.6 mi
- Woodlands Mall 11.1 mi

SCHOOLS

- Spring High 3.1 mi
- Marshall Elem. 2.0 mi
- Smith Elem. 1.0 mi
- Twin Middle 0.8 mi
- Wunche High 4.3 mi
- Legacy school of science 2.3 mi

PARKS/TRAILS

- Dennis Johnson Park 4.0 mi
- Spring Creek 4.7 mi
- Pundt Dog Park 1.6 mi
- Mercer Botanic Garden 2.8 mi
- Meyer Park 9.5mi

ENTERTAINMENT

- inSPIRE Rock Climbing 4.6 mi
- Hurricane Harbor 4.6 mi
- AMC Theatres 4.0 mi
- TopGolf 3.4 mi
- Star Cinema Grill 6.8 mi

OTHER

- Dry Cleaners 0.7 mi
- Spring Fire Station 1.5 mi
- Gas Stations 0.6mi
- Nail Salon 0.7mi
- Hairdresser 1.6 mi
- LA Fitness 3.7mi
- HEB 5.5 mi

