



DANA KHAN
RE/MAX Compass

16250 Morningbrook Drive
Champion Forest
Spring, Texas 77379

FEATURES

- Premier cul-de-sac lot, largest lot in the area at 20,039 SF, 0.46 acre
- 4 bedrooms, 3.5 bathrooms, 3,528 square feet
- Built in 1990, heated pool and spa added in 2000, per appraisal district
- New Generac generator, 24 KW, full house, May 2023
- New fence, February 2023
- Heated pool and spa refinished, Spring of 2022
- Hot water heaters: 40 gallons downstairs – 2017
40 gallons upstairs(attic) – 2015
- HVAC replaced in 2013, Compressor in 2018
- Roof, Owens Corning Pro Series 30 Year, replaced in 2006
- High ceilings, note design interest, crown molding
- Soaring 2-story ceiling in marble foyer
- Formal living and formal dining
- Gourmet island kitchen with soaring arched window and built-in desk
- Kitchen appliances remain with the house
- Marble fireplace, built-ins in family room
- Marble double fireplace between primary bedroom and bathroom
- Primary bedroom features large windows with window seat and seating area
- Primary bathroom includes double sinks vanity, separate tub and shower
- Huge walk-in closet in primary suite
- Game room with double closet is located upstairs
- 3 bedrooms with walk-in closets and 2 full bathrooms are located upstairs
- **NEVER FLOODED! Flood Zone X**

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