



17911 Mahogany Forest Dr.
SPRING, TX 77379

FEATURES AND UPGRADES

Rooms:

- ✓ Grand double-story high cathedral ceiling in family room
- ✓ Large game room upstairs with a storage cabinet/closet
- ✓ Large family room downstairs with gas fireplace
- ✓ Large in-house laundry room with extra storage
- ✓ Heated and air-conditioned storage room in garage – BONUS ROOM!!
- ✓ New lighted ceiling fans throughout
- ✓ New recessed LED lighting throughout
- ✓ Wall between formal dining and family room removed for an open-concept floor plan
- ✓ Wall between breakfast and family room opened for an open-concept floor plan
- ✓ Large walk-in closets

Kitchen:

- ✓ New quartz countertop with new double undermount sink, and chick satin gold faucet
- ✓ New cabinet hardware
- ✓ New beautiful Boutique White marble backsplash
- ✓ New stainless double wall oven, dishwasher, and range hood
- ✓ New cooktop and disposal
- ✓ New recessed LED lighting
- ✓ Breakfast bar

Bathrooms:

- ✓ New quartz counters
- ✓ New rectangle undermount sinks with new satin gold faucets
- ✓ New vanity lights
- ✓ New towel bars and hardware
- ✓ Downstairs primary bath has an all-new rebuilt shower with new tile, mosaic accents, and frameless shower door
- ✓ All bathrooms have new porcelain flooring

Electrical, Plumbing and Roof:

- ✓ Water heater - 2018
- ✓ HVAC - 2019 and 2011
- ✓ One new furnace – 2023
- ✓ New HVAC ducts - 2023
- ✓ New switches and new outlets
- ✓ New recessed LED lighting
- ✓ New lighted ceiling fans
- ✓ Roof is estimated to be 5-7 years old
- ✓ New sinks, faucets, and supply lines

- ✓ 2 new toilets
- ✓ Plumbing tested and verified for excellent pressure
- ✓ New blown insulation

Exterior

- ✓ Iron driveway gate
- ✓ Large wood deck in backyard
- ✓ Roof Gutters in rear
- ✓ Exterior freshly painted
- ✓ Beautiful leaded glass entry door

Flooring and other:

- ✓ New porcelain tile floors in all baths and laundry areas
- ✓ New upgraded carpet and padding
- ✓ Beautiful upgraded engineered flooring downstairs
- ✓ New iron baluster stair railing
- ✓ Plantation shutters on many of the windows
- ✓ Neutral, beautiful fresh interior and exterior paint
- ✓ All major systems have been serviced

Location:

- ✓ Located in a beautiful, established neighborhood
- ✓ Close to shopping, restaurants, Klein ISD schools, medical facilities, and major thoroughfares
- ✓ Never flooded



Mahogany Forest Drive



Living Area



View of the Living Area from upstairs



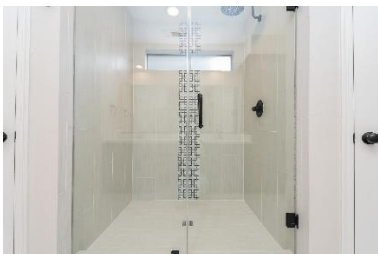
Another view of the Living Area



Beautiful Kitchen



Primary Bath



Primary shower



Back yard & deck



Another view of the back yard