
30418 SUNSET FALLS DR, SPRING, TX 77386

12 Month Average Utilities:

	<i>High</i>	<i>Low</i>	<i>Average</i>
<i>Electric</i>	\$274.08	\$91.08	\$123.43
<i>Gas</i>	\$139.49	\$25.11	\$51.48
<i>Water/Sewer</i>	\$64.36	\$45.53	\$54.00

****Content Provided by Seller(s) and/or Power of Attorney****

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Top Reasons to Make This Home Yours:

1. Storage options galore with two hall closets, pantry, coat closet, additional laundry storage shelves, and a small alcove in the garage.
2. Generous natural light throughout contributes to the welcoming feel of the home.
3. Open concept living space and kitchen allows for ease of indoor entertainment.
4. Large primary bedroom with dual vanities and garden tub – the perfect place to wind down after a long day.
5. Sizable kitchen with abundant cabinet storage, Corian countertops, and stainless-steel appliances.
6. Massive walk-in closet in primary bedroom with three levels for hanging and storing your whole year's wardrobe!
7. Extended covered patio in backyard, perfect for watching the sun rise, enjoying the evening breeze, or entertaining.
8. Whole-home Generac generator, keeping your power on during power outages.
9. Access to Canyon Gate at Legends Ranch amenities including controlled-access entry, clubhouse, pools, splashpad, walking trails and picnic areas with lake views, basketball & tennis courts, and playground.
10. Proximity to major roads such as I-45 and Grand Parkway as well as restaurants & shopping make this location exceptionally convenient.

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