
 \$369,000

 3 bedrooms

 2.5 bathrooms

 2,108 bld. sqft.

7310 Poppyseed Trail

Set on a corner lot within a culdesac, the curb appeal of this Klein Grove home is charming and the updated interior is just as stunning. Kitchen features quartz counters, contemporary lighting, eat-in island and window seat. Huge primary retreat with walk-in closet and oversized shower. The upstairs game room is spacious as well as the two secondary bedrooms. Plentiful storage around every corner. Enjoy the oversized yard with ample room for a pool.

Sought-after Klein ISD schools - just over a mile from Ehrhardt Elem. Walking distance to the neighborhood park & conveniently located between Spring Cypress & Louetta with easy access to 45 & 99 for easy commuting.

MODERN UPDATES

- ✓ New tankless water heater
- ✓ New sprinkler system
- ✓ Built-in dry bar
- ✓ Amerock brass kitchen hardware
- ✓ Custom white oak floating mantle
- ✓ Kraus brass kitchen faucet
- ✓ Possini Euro island pendants



HAPPEN HOUSTON

(972) 832-6488 | sarah@happenhouston.com

MECHANICAL SYSTEMS:

- High-efficiency, zoned HVAC System
- PEX and PVC plumbing system
- Energy star rated appliances
- Greenguard certified insulation
- Insulated low-E glass windows with vinyl frames

RENOVATIONS + UPGRADES + ADDITIONS TO YOUR HOME:

- Tankless hot water heater
- New sprinkler system
- 2" faux wood blinds throughout
- Built-in dry bar
- Custom white oak mantle
- Amerock brass kitchen hardware
- Kraus brass kitchen faucet
- Possini Euro island pendants
- Updated bathroom lighting

EXCLUSIONS:

- Wine fridge

APPLIANCES INCLUDED:

- Kitchen refrigerator

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HOME FAQ'S & FEATURES

7310 Poppyseed Trail Spring, TX 77379

THE INFORMATION PRESENTED IS PROVIDED BY THE SELLER AND IS BELIEVED TO BE TRUE AND ACCURATE, BUT SHOULD BE INDEPENDENTLY VERIFIED.

PROPERTY FEATURES:

- Oversized 7000+ sqft lot
- Quartz Countertops
- Waterproof Vinyl Plank Wood Flooring
- Ring doorbell
- Smart Thermostats
- Upgraded cabinetry with floating shelves at mudroom
- Enlarged upstairs gameroom
- Plentiful storage throughtout

WARRANTIES INCLUDED:

- Major Structural Defects Warranty until 2031
- HVAC Warranty (parts) via manufacturer until 2026

MONTHLY UTILITIES & BILLS:

Average Cost of:

Electricity: \$160

Water: \$30

Gas: \$60

Thank you for your interest.

SARAH CLINCH

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