

Upgrades & Special Features

3226 Vincent Crossing Dr, Spring, TX 77386

Updates:

- New Luxury Vinyl Plank (LVP) flooring in family room and dining room, 2024
- New carpet, 2024
- Painted and touched up the interior, 2024
- Painted and touched up the exterior, 2024
- New wood fence, 2024
- New metal back door from breakfast area, 2024
- Refinished front door, 2024
- New 30-year GAF Timberline HDZ High-definition composition roof, 2023
- Solar powered attic fans, 2023
- New microwave and double ovens, 2023
- New bedroom ceiling fans (2 fans), 2022
- New A/C for downstairs, 2019
- New gameroom ceiling fan, 2018
- Ecobee thermostat

Special Features:

- Gated subdivision with manned security entrance
- Oversized lot
- Tray ceilings in dining room, study, primary bedroom
- Vaulted ceilings in family room, gameroom, media room, all upstairs bedrooms
- Wrought iron railing
- Granite countertops
- Gas cooktop
- Double ovens
- Large 7 ft walk-in pantry
- Butler's pantry with display cabinets
- Brick surround gas fireplace
- 2-story 18 ft ceilings in living room and foyer
- Accent trimmed walls and bay window in study

- ☑ Large walk-in closets in all the bedrooms
- ☑ Oversized primary bathroom shower, 54"x35" plus separate jetted tub
- ☑ Glacier Bay eco-friendly toilet
- ☑ Gameroom + Media room (or 6th bedroom)
- ☑ 3-car garage
- ☑ Garage doors with lifetime warranty

Master Planned Community Amenities:

- ☑ Splash Pad Texas® at Legends Ranch includes include a beach-entry splash pool with slide and spray features, children's playscape, walking trails, basketball pavilion, and volleyball and tennis courts.
- ☑ Legends Ranch Recreation Center: The \$1.5 million complex centers around a lodge-style clubhouse with a beautiful natural stone fireplace. Just off the large gathering room is a fully operational kitchen with a passthrough serving bar leading to the pool area.
- ☑ Jr. Olympic-size pool, a toddler splash pool, children's playground, jogging trails, and an arbor that looks out onto the lake. Toddler Splash Pool It begins with a zero-edge entry, graduating to a 12" maximum depth.
- ☑ Children's Playground with tube slide, wave slide, and open spiral slide, mock rock-climbing wall and bridges
- ☑ Extensive walking paths and benches
- ☑ Lakes with water features

All information should be independently verified