



7706 Shelburne Circle, SPRING TX 77379

Custom built home with the following unique features and upgrades:

- New Carpet March 2024
- Fresh Paint March 2024
- New Fence March 2024
- Primary Bath refresh March 2024
- Soaking Cocktail Pool refresh March 2024
- HVAC March 2024 & 2006
- Roof 2015
- Solid oak hardwood flooring in entry, study, dining, kitchen and breakfast area
- Slate stone floors in living spaces & primary bedroom
- No carpet downstairs
- Updated Kitchen with quartz & granite counters, marble backsplash, ss appliances, designer paint, designer lighting, custom cabinetry, farmhouse sink, undercabinet lighting, etc
- Updated Primary bath
- Large primary bedroom closet
- Covered Parking plus oversized garage with workshop area
- Very private backyard with no neighbors overlooking the fence
- Low traffic street leading to cul-de-sac
- Walk & bike to neighborhood amenities including 8 lane lap pool, splash pad, lighted tennis & pickleball courts with on-site tennis pro, fitness center
- Walk & bike to all schools
- Walk & bike to Wunderlich Farms Historical Museum & monthly farmer's market



LYNNE SANDERS, REALTOR®

CERTIFIED LUXURY HOME MARKETING SPECIALIST, CERTIFIED NEGOTIATIONS EXPERT, ACCREDITED STAGING PROFESSIONAL RE, BFA ADVERTISING/MARKETING, RELOCATION SPECIALIST, TOP PRODUCER, ACHIEVEMENT AWARD WINNER, MULTIMILLION DOLLAR PRODUCER, MILLION DOLLAR MONTH CLUB,

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