

SELLER'S UPGRADES

6811 AUGUSTA PINES PARKWAY EAST, SPRING, TEXAS 77389

UPGRADE	YEAR
POLARIS PUMP	2024
POLARIS	2024
SPA LIGHT	2024
CHLORINE GENERATOR	2024
OUTDOOR FANS	2023
ROOF	2022
COVERED PATIO WOOD CEILING	2020
POOL FILTER	2020
GRANITE, SINKS AND DISPOSALS	2019
CUSTOM FIREPLACE DOORS IN LIVING ROOM	2018
CUSTOM STORAGE CLOSET IN SINGLE BAY GARAGE	2018
POOL HEATER	2018
WATERFALL PUMP	2018
EXTERIOR CUSTOM DECORATIVE WROUGHT IRON PRIVACY GATES	2015

ALL NUMBERS ARE PROVIDED BY SELLER
AS A COURTESY FOR ANY POTENTIAL BUYER
AND NOT VERIFIED BY LAURA POWERS PROPERTY GROUP.

SELLER'S HIGHLIGHTS

6811 AUGUSTA PINES PARKWAY EAST, SPRING, TEXAS 77389

"1000 SQUARE FOOT OUTDOOR COVERED LIVING SPACE"

"MAIN HOUSE AND PATIO CENTRAL SOUND SYSTEM"

"FANTASTIC POOL, WATERFALL AND OVERSIZED HOT TUB"

"BEAUTIFUL SUNRISES AND SUNSETS"

"KITCHEN PREP SINK WITH SECOND DISPOSAL"

"VIEWS FROM BACK YARD OF NATURE, EXCELLENT FOR BIRD
WATCHING"

".9 MILES TO AUGUSTA PINES TENNIS COURTS, POOL, FITNESS
CENTER AND PARK"

"CONVENIENCE OF CREEKSIDE MARKETPLACE"

"PROXIMITY TO 99 AND AIRPORT"

"ACCESS TO BACK YARD FROM LIVING, PRIMARY AND GUEST ROOM"

"ABUNDANT STORAGE"

"HUGE SEPARATE GARAGES"

"FANTASTIC OPEN SPACES"

SELLER'S AVERAGE MONTHLY UTILITY BILLS

6811 AUGUSTA PINES PARKWAY EAST, SPRING, TEXAS 77389

MONTH	YEAR	ELECTRIC	GAS	WATER
AVG	2023-2024	\$250	\$85	\$219

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$554.00

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FEATURES

6811 AUGUSTA PINES PARKWAY EAST, SPRING, TEXAS 77389

1.	GREEN 4 OF AUGUSTA PINES GOLF COURSE
2.	PATIO, BUILT-IN SUMMER KITCHEN, 1000SF OF COVERED PATIO, OUTDOOR FIREPLACE
3.	37,000 GALLON POOL, JUMPING ROCK, 43 FEET OF WATERFALL, OVERSIZED HOT TUB, TANNING SHELF WITH FOUNTAINS, SALT SYSTEM
4.	ONE-STORY LIVING
5.	SPLIT 2 – 1 OVERSIZED GARAGES WITH WORKBENCH AND CUSTOM STORAGE CLOSET
6.	OFFICE
7.	4 BEDROOMS DOWN / ONE UP
8.	LARGE LAUNDRY
9.	GUTTERS / GUTTER GUARDS
10.	EXTENSIVE INDOOR AND OUTDOOR SPEAKERS
11.	EXTENSIVE STORAGE
12.	RING DOORBELL

KLEIN ISD INFORMATION

6811 AUGUSTA PINES PARKWAY EAST, SPRING, TEXAS 77389

French Elementary:

5802 West Rayford Road
Klein, TX

Hofius Intermediate:

8400 West Rayford Road
Klein, TX

Klein Oak High School:

22603 Northcrest Drive
Klein, TX

2024 Membership Packages

Effective 03/11/2024

Tour 18 Incorporated is now offering three amazing golf clubs with memberships for everyone! Monthly dues include **UNLIMITED GOLF and RANGE PRIVILEGES**. Tee times are available to our members **ten (10) days in advance**, five days before the public gets a look. As a member, you will receive **20% off merchandise** purchased from the golf shop and preferred pricing on **food & beverage**. There's no obligation to buy, no monthly minimums... just hope you like what you see and enjoy your time with us. The Pines Collection is a total of 63 holes - 18 at Augusta Pines, 18 at Highland Pines, and 27 at Gleannloch Pines. ALL clubs are within 20 minutes of one another and connected by the Grand Parkway. Memberships can always be upgraded to the next level.

THE PINES COLLECTION



Highland Pines, Augusta Pines AND Gleannloch Pines- All THREE courses, 63 holes of golf under one membership!

Initiation Fee

\$9,000

Monthly Dues

Family- \$560
Single- \$475

Highland Pines Golf Club



Highland Pines is proud to offer luxury Zeon Zoysia grass fairways and roughs, previously only found at exclusive private facilities. Highland Pines is also the first and only golf club in the world with **Lazer Zoysia** greens. The course is nestled on the banks of the San Jacinto River and winds through the river basin, then travels up through tall pines and hard woods to stunning views of lakes, meadows and valleys.

\$9,000

Family- \$495
Single- \$425

Augusta Pines Golf Club



Members who join **Augusta Pines** have **FULL** privileges at **Gleannloch Pines** (45 holes of golf). The course negotiates mature pines, dogwoods and oaks. The fairways and tees are Baby Bermuda grass, while the greens feature TifEagle. Our dramatic finishing holes are back-to-back island greens, the par-3 seventeenth and par-5 eighteenth. A total of 30 acres of lakes come into play on the eleven of the eighteen holes.

\$4,000

Family- \$460
Single- \$400

Gleannloch Pines Golf Club



Gleannloch Pines is a 27-hole facility designed by Jay Riviere, now owned and operated by Tour 18 Inc. The natural landscape and towering trees are reminiscent of famed courses in Scotland and Ireland. The resulting features, such as undulating greens and strategically placed sand and grass bunkers, create challenges to your game and variety to the course.

\$2,000

Invitational

\$350

\$1,200

Senior *

\$250

* Senior play is limited to Monday- Thursday excluding Holidays

Join Us for an Unforgettable Experience!

Follow Us!



6700 Highland Pines Drive • Porter, Texas 77365 • (346) 471-2900

18 Augusta Pines Drive • Spring, Texas 77389 • (281) 290-1900 • Fax (281) 351-5755

19393 Champion Forest Drive • Spring, Texas 77379 • (281) 225-1200 • Fax (281) 225-1201

www.golfaugustapines.com • www.golfgleannlochpines.com • www.golfhighlandpines.com