

17022 Locust Springs Drive

- ❖ 1-story home on a quiet cul-de-sac street in master-planned Canyon Lakes at Stone Gate
- ❖ Attached 2-car garage with an automatic garage door opener and double-wide driveway
- ❖ 3 bedrooms, 2 full bathrooms
- ❖ Low-E, vinyl clad, double hung windows with screens (Feb 2020)
- ❖ New carpet 2019
- ❖ Roof 2021
- ❖ AC condenser 2023
- ❖ Formal dining room features a tray ceiling, crown molding and lighted archways
Kitchen features stainless steel appliances, gas cooktop, under cabinet lighting and a breakfast bar
- ❖ Charming breakfast area overlooks the backyard Family room offers tile flooring, high ceilings, a ceiling fan and backyard views.
- ❖ Spacious master bedroom has a high ceiling, ceiling fan, plush carpet, and an en-suite bathroom.
- ❖ Master bathroom is complete with a dual sink vanity, framed mirrors, garden tub, separate frameless shower (2020) and walk-in closet
- ❖ Both secondary bedrooms are spacious with plush carpet, ceiling fans and ample closet space
- ❖ Full secondary bathroom with a gorgeous vanity, framed mirror and tub/shower combination
- ❖ Shelving for added storage in the utility room
- ❖ Huge backyard with a covered patio, extended patio area and meticulous landscaping
- ❖ Sprinkler System
- ❖ Pest control in wall tubing
- ❖ Attic decking above garage
- ❖ Holiday lighting circuits
- ❖ Amenities include recreation center and club house, fitness room, Jr. Olympic swimming pool, splash pad, tennis and basketball courts, trails and playgrounds
- ❖ Access to Houston National Golf Club
- ❖ Zoned to Cy-Fair ISD schools, Lone Star College is minutes away.
- ❖ Stone Gate subdivision is surrounded by restaurants, shopping, and entertainment.
- ❖ Only 5 min away from the Boardwalk.

