



## **10019 Friesian Estates Drive, Spring TX 77379**

### **Value that makes this house stand-alone from others:**

1. Located in **gated** section in the coveted Gleannloch Farms community
2. In the coveted Klein ISD school district
3. Lot located on greenbelt **NO BACKYARD NEIGHBORS** side neighbors only
4. Quiet cul de sac lot
5. 100% Bricked house, no siding!
6. 3 & ½ car garage
7. Large, floored attic storage that a staircase could be built in garage to access
8. Air-conditioned garage set up for tinkering in the garage on hot days
9. High end travertine laid on huge back patio
10. Master has **TWO** large walk in closets
11. Large bedrooms each sized to accommodate up to a king size bed
12. Maintained home/when maintenance was needed it was completed
13. Professionally cleaned weekly
14. Wood floors, not laminate
15. Double oven in kitchen
16. Granite counter tops through out
17. Sprinkler system in the front and back yards, extensive landscape
18. Artist painted niches in entry and ceiling medallion in living room
19. Gas connected patio grill & water connection to build formal outdoor kitchen
20. Custom cut blinds on all windows
21. **LOCATION LOCATION LOCATION** – blocks from 99, HEB and 7 mins to the Woodlands
22. Neighborhood gym, pools, tennis courts, dog park, sports park and miles of walk paths

Built in 2013 listed on HCAD as excellent quality build

Total Square Footage: 2,759