

# 11003 Holly Springs Drive

Houston, TX 77042



BONCK  
GROUP

## ABOUT THE PROPERTY:

Welcome to 11003 Holly Springs Drive, a well-maintained residence nestled in the heart of Houston's desirable Lakeside Forest neighborhood. The main house (2465 SqFt) boasts a spacious layout, including 4 bedrooms & 2.5 bathrooms. Upon entry you're greeted by the home office/flex space & formal dining room, before flowing through to the kitchen & breakfast area - open to the cozy family room with views of the backyard. Upstairs, you'll find the fully updated primary suite, 3 additional bedrooms, & an updated full bathroom. The garage apartment (489 SqFt) features plenty of living space, finished with a kitchenette & a full bathroom - offering versatile living options. As a bonus, the garage apartment also comes with a generator!! The finished 2-car garage features climate-controlled storage. Step outside to your private backyard sanctuary, featuring an inviting patio, a well-maintained & landscaped lawn, & a privacy fence.

## SELLER UPDATES & FEATURES:

### 2023:

- New trim
- New paint throughout
- Recessed lighting added throughout second floor
- New doors for hallway linen closet
- Secured back fence with metal posts

### 2020-2022:

- Replaced front door & rear doors with new metal doors
- Updated primary suite – New trim, paint, ceiling fan, recessed lighting, completely updated bathroom with new cabinets & countertops
- Updated guest bathroom – New tub/shower, toilet, tile, paint, mirror, lighting, countertops, cabinets, & recessed medicine cabinet
- Updated pipes

- New ceiling texture, paint, & recessed lighting throughout first floor
- New attic ladder & attic door

### 2019:

- Built out garage apartment
- Sunk piers deep under garage – Raised foundation in garage to prevent flooding
- Extended depth of garage to include climate-controlled storage space
- Finished out garage
- Replaced all wood with hardy plank
- New decking backyard
- New iron gate

### 2018:

- Replaced rear exterior wood with hardy plank
- Painted entire exterior of home
- Added 2 Ft trellis to heighten back fence

**LAURA BONCK | TEAM LEADER**

C 713.882.6554   O 832.979.4540   E laurabonck@bonckgroup.com



**11003 Holly Springs Drive**  
Houston, TX 77042



**BONCK  
GROUP**

**SELLER UPDATES & FEATURES CONTINUED:**

**2015-2016:**

- New disposal
- Added sprinkler/drainage system (Blue Water Irrigation)
- New HVAC
- Installed gas logs in fireplace

**2012:**

- New manufactured hardwood flooring in entry & living room
- Added plantation shutters for upstairs front-facing windows
- French doors & trim added to enclose office
- Added crown molding in office & dining room
- Installed pavers in back & side yard

---

**LAURA BONCK | TEAM LEADER**

C 713.882.6554   O 832.979.4540   E [laurabonck@bonckgroup.com](mailto:laurabonck@bonckgroup.com)

