



25603 Muirfield Bend Court, Spring, TX 77389

Tucked in a quiet cul-de-sac in gated Augusta Pines, this well-maintained 1-story home offers 3 beds, 2.5 baths, a private study, and elegant open living on a nearly 10,000 SF lot. The granite island kitchen with wine bar flows into a spacious family room with cast stone fireplace and tall windows and tableaux panels. The primary suite features a spa-style bath, walk-in shower, and custom California Closet with built-in safe. Outside, enjoy a tropical backyard with covered patio, all-weather TV, pool/spa with 2024 pump, generator and French drains. Upgrades include LeafGuard gutters, newer roof, patio heaters, and full irrigation. Zoned to Klein ISD and close to The Woodlands and Grand Parkway.

Exterior Features

- Roof replaced the same year as purchase
- LeafGuard gutters
- Cast stone fireplace in living area
- Whole home generator (installed approx. 2 years ago)
- Pool and spa with extended covered patio
- All-weather TV and two patio heaters on back patio
- Mature palm landscaping
- French drains in backyard
- New pool pump and pool heater installed in 2024
- Stucco exterior with wrought iron side gates

WENDY CLINE PROPERTIES GROUP

Interior Features

- Automated window coverings in the primary bedroom, living room, and breakfast room
- Custom tableaux panels throughout providing architectural cohesion
- Custom California Closet system in the primary close with a built in safe
- Curved architecture throughout with complementing color contrast
- Custom curtains and decorative rods included
- Interior freshly painted in 2022
- Upgraded to a high-efficiency Rinnai tankless water heater in 2024 (\$8,000)
- Whole-home generator installed in 2023 for added peace of mind
- New carpet throughout installed in 2023

Exclusions

- Patio Furniture and Wall Art (price list available)
- All interior TVs and mounts
- Freestanding exterior cooler
- Two safe bolted in front bedroom closet