

28022 Burro Springs Ln Spring, TX 77386

Features and Updates Summary

Exceptional Perry Homes one-story model (Design 3481W) modified for two primary suites, nestled in the exclusive, gated section of Canyon Lakes at Spring Trails. This all-brick residence offers timeless curb appeal and a thoughtfully designed floor plan with over 3,400 square feet of living space.

Step through the impressive 13-foot coffered entryway into a home that blends luxury and comfort. This open-concept design features soaring ceilings, large picture windows that flood the space with natural light, and elegant architectural details throughout. The spacious family room is anchored by a wall of windows and flows seamlessly into the chef's kitchen, which boasts an oversized island, granite countertops, walk-in pantry, and ample cabinetry.

Enjoy multiple flex spaces including a private home office with French doors, a game room/media room, and a formal dining area—perfect for entertaining. The secluded primary suite offers a serene retreat with a wall of windows, spa-like bath with garden tub, glass-enclosed shower, dual vanities, and two generous walk-in closets. Two additional bedrooms, both with walk-in closets, and private en-suite bathrooms, provide ample space for family or guests. The home also includes a mudroom, spacious laundry room, and a 3-car tandem garage.

Situated on a beautifully landscaped lot, the backyard offers a covered patio perfect for outdoor living. Located in a sought-after master-planned community with resort-style amenities, walking trails, lakes, and easy access to Grand Parkway, I-45, and The Woodlands. Zoned to top-rated Conroe ISD schools.

General:

- Dual master bedrooms/all bedrooms large
- Plantation Blinds throughout common areas
- Added can lights throughout common areas
- Wired for sound system inside and on patio
- Floor plug in living area
- Flat rocker switches throughout
- Door & drawer pulls on all cabinets throughout
- Remote controlled ceiling fans in all bedrooms
- Tankless water heater
- Re engineered Wood floors in bedrooms
- Cabinets over washer and dryer in Utility room
- Gas connection available in Utility room for dryer

Kitchen:

- 36" GE 5 Burner Gas Cooktop
- 2 ovens
- Upgraded kitchen sink
- Under cabinet lighting in kitchen and butler's pantry

Pots and pans drawer in kitchen
Trash can drawer in kitchen island
Cabinets and electrical outlets on both sides of the kitchen island
Extended kitchen high bar to 16" depth

Bathrooms:

Rubbed bronze fixtures throughout the house
ADA rated toilets throughout the house
Luxury height counter tops
Marble counter tops in all bathrooms
Showers in all bathrooms with Shower bench in both masters
Cabinets over toilets

Exterior and Garage:

Gas connection off back patio ready for outdoor kitchen
Flood lights back corners of house
Exterior electrical outlets (added 3)
Electrical outlets in Garage (added 3)
Exterior door exiting garage
Extra 32" additional width to driveway
French drains in backyard & side yard
Gutters installed on all exterior
Hummingbird decals on patio windows to prevent bird strikes

Taxes: \$11,534 (2024)

Offered at: \$539,900

Tax Rate: 2.4595%

Schools: Conroe ISD

