

# Features of 1306 Roseberry Manor Dr Spring TX 77379

## Interior Features:

- Open floor plan
- Lots of natural light
- Neutral paint colors
- Extensive crown molding
- Bamboo wood floors – 2016
- Art niches
- Sweeping curved staircase
- 2-story family room:
  - Stacked stone fireplace surround with gas logs
  - Built-ins
  - Surround sound stereo speakers
- Formal living
- Formal dining:
  - Double crown molding
  - Chair rail
  - Picture frame molding
  - Built-in stereo speakers
- Sunroom
- Lots of storage – walk-in closets
- Custom draperies
- Laminate flooring
- Jack n Jill bathroom
- Game room

## Kitchen (remodeled in 2018 and 2023) Features:

- Granite counters
- Custom wine storage
- 5 burner gas cooktop
- Brick feature wall
- Tile backsplash
- Goose neck faucet
- Island
- Built-in double ovens
- Pot drawers
- Pull-out organizational shelves
- Large, walk-in pantry
- Built-in desk

All information deemed to be accurate but cannot be guaranteed. All information per sellers.

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## Primary Bedroom and Bathroom Features:

- Coffered ceiling
- Crown molding
- Window box seat
- Built-in stereo speakers
- Double sink vanity
- Medicine cabinet
- Tile flooring
- Remodeled shower with rain showerhead – pebble tile and stacked stone
- Jacuzzi tub
- Linen closet
- Large, walk-in closet with built-in shelving
- Safe in primary closet - EXCLUDED

## Exterior and Outdoor Features:

- Stone and Brick front elevation
- Extensive front landscaping with stone landscape borders
- Covered brick front porch
- Covered back patio
- Oversized garage
- Irrigation system
- Roof replaced in 2015
- (1) A/C system (16 SEER) replaced in 2022
- A/C compressor replaced in 2020
- A/C coil replaced in 2021
- Fence on left and right side of house replaced in 2022
- Gunite pool and spa
  - Waterfall feature
  - Pump motor replaced in 2022
  - Polaris booster pump replaced in 2024
- Outdoor fireplace
- Outdoor kitchen
- Storage shed

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