

# Features of 27247 Shauna Lane Spring TX 77386

## Interior Features:

- Archways
- Art niches
- 2 story entry
- Extensive crown molding
- Wrought iron stair balusters
- Open floor plan
- Family room:
  - Wired for surround sound
  - Corner, cast stone fireplace with gas logs
  - Wide wall for big screen tv
- Ceiling fans
- Recessed lighting
- Wood flooring
- Tile flooring
- Walk-in closets
- Hall closet
- Home office
  - Coffered ceiling
  - French doors
  - Wood flooring
- Game room with storage closet

## Kitchen Features:

- Breakfast bar
- Undermount sink
- Goose neck faucet
- Granite counters
- Numerous cabinets
- Brushed nickel cabinet pulls
- 4 burner electric cooktop
- Tumbled stone backsplash
- Stainless appliances
- Built-in oven and microwave
- Dishwasher replaced 2019
- Large pantry
- Crown molding

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

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## Primary Bedroom and Bathroom Features:

- King sized primary bedroom
- Tray ceiling
- Ceiling fan
- Large shower with seamless glass enclosure
- Jacuzzi tub
- His n Hers vanities – Her vanity with knee space/make up area
- Medicine cabinet
- Frosted glass window – privacy and natural light
- Linen closet
- Large, walk-in closet

## Exterior and Outdoor Features:

- Culdesac location
- Brick and stone front elevation
- Dormers
- Expansive brick front porch
- 8 ft beveled glass front door
- 3 car tandem garage
- Covered patio
- 4 side brick on first floor – low maintenance
- French drain

## Structural / Energy saving features:

- Tech shield radiant attic barrier
- Double pane windows
- Manifold plumbing system – Pex piping
- (2) Water heaters replaced in 2024
- Roof replaced in 2022

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Jill Wentz, Realtor with BHG Gary Greene | 281.804.8626 | [DiscoverSpringTexas.com](http://DiscoverSpringTexas.com)