

Features of 27228 Shauna Lane Spring TX 77386

Interior Features:

- Open floor plan
- Lots of natural light
- Neutral paint colors – Sherwin Williams Accessible Beige
- Crown molding
- Wood flooring (Bella Cerra Villa Bocelli – French Oak) - 2023
- Art niches
- 2-story entry
- 2-story family room:
 - Fireplace with gas logs
 - Built-ins
 - Decorative art niches
 - Large windows with pool and backyard views
 - Wired for surround sound
- Home office:
 - French doors
 - Dedicated 20 amp circuit
- Formal dining
- Game room with built-in desk
- Lots of storage – walk-in closets

Kitchen Features:

- Granite counters
- Tile backsplash
- Island
- Gas range
- Dishwasher replaced in 2022
- Microwave replaced in 2022
- Pantry
- Breakfast bar

Primary Bedroom and Bathroom Features:

- King sized bedroom
- Bay window with pool views
- Double sink vanity with make up area
- Shower with seamless glass enclosure
- Garden tub
- Linen closet
- Large, walk-in closet with built-in shelving

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

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Exterior and Outdoor Features:

- Culdesac street
- Private backyard
- No back neighbors
- Stone and Brick front elevation
- Ring doorbell
- Covered front porch
- 2.5 car garage
- Irrigation system
- Gutters
- French Drains
- Lighting package in front and backyard – lights up trees and pathway
- Lap lane 42' x 27' pool (built in 2018):
 - Chlorine
 - Pebbletech
 - Depths of 3.5' x 5' x 7'
 - 28k gallons
 - Sun deck / Tanning ledge
 - (2) Bubblers on Tanning ledge
 - (2) 48" Cascading waterfalls / Sheer descents
 - Shooting water fountains
 - Seating ledge
 - Pool lights
 - (3) Firebowls – self-light
 - Pentair ScreenLogic – control pool functions from your mobile phone
- Heated spa with 8 jets
- Firepit with lava rock
- Outdoor kitchen
 - 42" grill
 - Counter height bar
 - Sink
- Covered patio
- Tropical landscaping

Mechanical and Structural:

- Roof replaced in 2016
- (2) water heaters replaced in 2020
- Radiant attic barrier

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