

# Features – 2327 Floral Ridge Dr Spring TX 77388

## Interior Features:

- Chandelier
- 2-story entry
- Lots of natural light
- On trend paint colors
- Crown molding
- LVP flooring in main rooms
- Fireplace with gas connections
- Formal dining room
- Game room
- Secondary bathroom
  - Granite counter
  - Double sink vanity
  - Framed mirror
- Carpet replaced 2024
- Numerous rooms repainted 2024
- Ceiling fans
- Lots of storage: Game room closet, Linen closet, Walk-in closets

## Kitchen Features:

- Abundance of cabinets
- Cabinets painted white
- Decorative hardware
- 5 burner electric range
- Travertine tile backsplash
- Granite counters
- Breakfast bar
- Goose neck faucet
- Microwave
- Walk-in pantry
- Open to the family room

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 bedroom
- Carpet replaced 2024
- Window box seat
- Ceiling fan
- Double sink vanity
- Framed mirror
- Medicine cabinet
- Garden tub
- Seamless glass shower
- Walk-in closet

## **Exterior and Outdoor Features:**

- Expansive stamped concrete patio
- Covered back patio with UV shades
- Brick and Hardi-plank exterior – easy maintenance
- 2 car garage

## **Mechanical and Structural Systems:**

- Water Heater replaced 2016
- Roof (30-year architectural shingles) replaced 2023
- HVAC system – age unknown

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