

Features of 16611 Brenton Oaks Dr Spring TX 77379

Interior Features:

- Abundance of natural light
- Wood flooring
- Plantation Shutters
- Flex space with crown molding – home office / tv room / game room
- Formal dining room with chair railing and crown molding
- Family room:
 - Built-ins on both sides of brick fireplace
 - Beams
 - Wet bar
 - Fireplace with gas logs
 - Door to backyard
- Recessed lighting
- Large laundry room with sink and folding counter
- Interior repainted – 2024
- Picture windows

Kitchen (remodeled) Features:

- Corian counters
- Tile backsplash
- Abundance of cabinets
- Pot drawers
- Island with electric cooktop
- Lazy Susan
- Built-in oven
- Pantry and utility closet
- Built-in desk

Primary Bedroom and Bathroom Features:

- King sized bedroom
- Crown molding
- (2) Walk-in closets
- Corian counter vanity with 2 sinks
- Shower / tub combination

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

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Exterior and Outdoor Features:

- Sprinkler system (automatic) – 9 Zones
- 2 car detached/attached garage
- Right and Left sides of fence replaced
- Hardi-plank installed on exterior and garage - 2023
- Pergola installed 2022
- Covered back patio
- Electric gate
 - Control panel replaced 2022
- Gutters:
 - First floor installed 2023
 - Second floor leaf guards installed 2023
- Pool (built by Premier Pools) installed in 2022:
 - Chlorine
 - Waterfall
 - Gunitite
 - 6 ft at its deepest
 - 14,000 gallon
 - Auto fill
 - Cool surface coating on pool deck keeps the deck surface walkable
- Moveable Tiki bar

Mechanical/Structural and Energy saving features:

- Solar panels - PAID OFF
 - Tesla 13.5 kw battery powers fans, refrigerator, lights and TV for about 15 hours
- Roof – 2014 per previous owner
- Furnace – 2013
- A/C - 2013
- (1) A/C coil – 2022
- Ultra violet lights installed in ducts in 2022
- (1) water heater – 2021
- Double pane windows
- 10 inches of attic insulation added in 2022
- Culligan whole house water softener – 2022
- PVC and PEX plumbing
- Ceiling fans

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