

Features of 19415 Sanctuary Robin Ln Spring TX 77388

Interior Features:

- Open floor plan with direct line of sight from front to back
- High ceilings
- Crown molding
- Archways and art niches
- Abundance of natural light
- Window box seats
- 8-foot doors
- Quality Kent Moore cabinets
- Luxurious hand scraped engineered wood flooring throughout main rooms on first floor
- Home office with French doors
- Flex room – formal dining or formal living or additional home office
- Cast stone fireplace with gas connections
- Wrought iron balusters
- Full secondary bathroom on first floor
- Custom coat closet
- Underneath stairs storage
- Pocket door to laundry room
- Ceiling fans
- Draperies
- Neutral paint colors
- Media room
 - Dimmable sconce lights
 - Rich home theater curtains
 - Projector
 - Screen

Primary Bedroom and Bathroom Features:

- King sized bedroom
- Window box seat
- Flowing draperies
- Luxurious hand scraped engineered wood floor
- His and her vanities
 - Her vanity with makeup area
- Framed mirrors
- Large seamless glass shower with seat
- Soaking tub
- Large, walk-in closet

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Kitchen Features:

- Granite counters
- Abundance of raised panel Kent Moore cabinets
- Cabinet vent hood
- Pull-out trash bin
- Pot drawers
- Undercabinet lighting and outlet plugs
- Antique brass goose neck faucet
- 5 burner (36") gas cooktop
- Stainless appliances
- Double ovens
- Built-in microwave
- Large island with seating
- Stacked stone backsplash
- Enclosed refrigerator space
- Walk-in pantry

Exterior and Outdoor Features:

- Gated community
- Corner lot
- Culdesac street
- Brick and stone exterior
- 8 ft Mahogany door
- Brick front porch
- Balcony
- Covered patio
- Outdoor kitchen
- Sprinkler system
- Gutters
- 8 foot privacy fence
 - Left side of fence replaced 2024
- 2 car attached garage
- Concrete driveway expansion
- Playset and trampoline included with purchase

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Mechanical/Structural and Energy saving features:

- Double pane windows
- Tech shield
- Roof – original to year of build
- Water heater – original to year of build
- Furnace – original to year of build
- A/C coils (2) replaced 2024
- A/C condenser replaced 2025

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