

# Features of 4307 Sanctuary Hills Ct 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
- Flex room with French doors – formal dining or home office
- Cast stone fireplace with gas connections
- Wrought iron balusters
- 2<sup>nd</sup> bedroom on first floor with full bathroom
- Underneath stairs storage
- Ceiling fans
- Neutral paint colors
- Texas basement – great storage space

## **Primary Bedroom and Bathroom Features:**

- King sized bedroom
- Window box seat
- 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

## **Kitchen Features:**

- Granite counters
- Abundance of raised panel Kent Moore cabinets
- Tile backsplash
- Cabinet vent hood
- Pull-out trash bin
- Pot drawers
- Sliding pull out drawers
- Undercabinet outlet plugs

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

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- 5 burner (36") gas cooktop
- Stainless appliances
- Double ovens
- Built-in microwave
- Dishwasher - 2025
- Large island with seating
- Walk-in pantry

## **Exterior and Outdoor Features:**

- Gated community
- Culdesac street
- No back neighbors – privacy
- Brick and stone front elevation
- 8 ft Mahogany door
- Brick front porch
- Balcony with commanding street view
- Covered patio with power shades and ceiling fans
- Outdoor kitchen. Grill replaced 2023
- Outdoor stereo speakers
- Sprinkler system
- Gutters
- 8 foot privacy fence
  - Left side of fence replaced 2024
- 3 car attached garage
- Water softener
- Maintenance free storage shed
- Magnolia trees

## **Mechanical/Structural and Energy saving features:**

- Double pane windows
- Tech shield
- Roof – original to year of build
- (2) Water heaters – (1) original to year of build and (1) 2024
- Furnace – original to year of build
- (2) Carrier A/C systems replaced 2024

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