

SELLER'S UPGRADES

5402 WHITE BIRCH RUN, SPRING, TEXAS 77386

UPGRADE	YEAR
LED INTERIOR LIGHTS	2025
INTERIOR PAINT	2025
WIRELESS GATE KEYPAD	2025
MICROWAVE, REFRIGERATOR, DISHWASHER	2025
ROOF	2024
POOL HEATER	2024
LANDSCAPE LIGHTS CONVERTED TO LED	2023
DOWNSTAIRS GUEST SUITE BATHROOM REMODEL	2021
KITCHEN – GRANITE/NEW BACKSPLASH	2020
REFINISHED POOL DECKING/SEALED JOINTS	2019
ADDED CARPET TO STAIRCASE	

ALL DATA IS PROVIDED BY SELLER
AS A COURTESY FOR ANY POTENTIAL BUYER
AND NOT VERIFIED BY LAURA POWERS PROPERTY GROUP.

SELLER'S HIGHLIGHTS

5402 WHITE BIRCH RUN, SPRING, TEXAS 77386

"LOCATION – CLOSE TO WORLD CLASS MEDICAL FACILITIES/SCHOOLS/RESTAURANTS/SHOPPING/IAH AIRPORT"

"BREATHTAKING LAKE VIEW – BALD EAGLES – GREAT BLUE HERONS"

"WE ENJOY THE OUTDOOR COVERED PATIO AND SUMMER KITCHEN / DINING WITH NORTH-SOUTH EXPOSURE OVERLOOKING THE LAKE YEAR AROUND. IT IS EXTENSIVE AND VERY PRIVATE. LARGE YARD GREAT FOR FISHING TOO! PROFESSIONAL LANDSCAPING."

"CHEF-STYLE KITCHEN HAS WALK IN PANTRIES, VEGETABLE SINK, GAS RANGE WITH GRIDDLE, HUGE ISLAND, WINE BAR/STORAGE/SERVING ROOM, BAR SEATING. EASY TO ENTERTAIN."

"LOTS OF WINDOWS WITH NATURAL LIGHT OVERLOOKING LAKE"

"EASILY ACCESSIBLE LARGE STORAGE ROOMS, CONDITIONED AND UNCONDITIONED SPACES"

"LARGE GARAGE – 3-CAR OVERSIZED"

"GREAT SCHOOL SYSTEM, PREFERRED HINES ELEMENTARY FOR BENDERS LANDING ESTATES"

"NEIGHBORS VERY FRIENDLY"

"CLOSE PROXIMITY TO CLUBHOUSE"

SELLER'S AVERAGE MONTHLY UTILITY BILLS

5402 WHITE BIRCH RUN, SPRING, TEXAS 77386

MONTH	YEAR	ELECTRIC	GAS*	WATER
JAN	2025	\$665	\$209+20	\$71
FEB	2025	\$652	\$336+20	\$71
MAR	2025	\$602	\$244+20	\$161
APRIL	2025	\$585	\$145+20	\$90
MAY	2025	\$886	\$105+22	\$156
JUNE	2025	\$1001	\$65+20	\$217
JULY	2025	\$1185	\$48+24	\$316
AUG	2025	\$1385	\$48+25	\$328
SEPT	2025	\$1324	\$47+25	\$334
OCT	2024	\$1203	\$53+22	\$408
NOV	2024	\$950	\$78+23	\$398
DEC	2024	\$830	\$81+22	\$369
AVG		\$939	\$122+22	\$243

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$1326

***TWO GAS METERS – HOME + GENERATOR**

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FEATURES

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1.	EXTRA PANTRY FOR COOKWARE / LARGE APPLIANCES / ENTERTAINING DISHES
2.	OUTDOOR FIREPIT
3.	GAS FIREPLACE IN COVERED EXTERIOR DINING ROOM WITH 65" TV & SURROUND SOUND
4.	"RIVER" BETWEEN SPA & POOL WITH FLAGSTONE BRIDGE
5.	HIGH EFFICIENCY HVAC – 16 SEER
6.	WHOLE HOME GENERATOR
7.	OVERSIZED 3-CAR GARAGE - LARGE SPACE / EXTRA STORAGE AND EPOXY COATED FLOORING
8.	HOUSE WIRED FOR SURROUND SOUND
9.	ROCK SPEAKERS BY POOL
10.	EXTENSIVE PROFESSIONAL LANDSCAPING & LARGE RESORT POOL WITH FOUNTAINS, BUBBLERS, GRADUAL ENTRY, SUNDECK WITH UMBRELLA SLEEVE
11.	PEX PLUMBING / TANKLESS WATER HEATERS (2) / WATER SOFTENER

CONROE ISD INFORMATION

5402 WHITE BIRCH RUN, SPRING, TEXAS 77386

Hines Elementary:

27980 Woodbridge Cove Drive
Spring, TX

Clark Intermediate:

4182 Trench Lane
Spring, TX

York Junior High School:

3515 Waterbend Cove
Spring, TX

Grand Oaks High School:

4800 Riley Fuzzel Road
Spring, TX