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# 2810 Legends Knoll Dr

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## **LOCATION OVERVIEW**

Living in the Spring Northeast area offers a peaceful suburban feel with well-kept neighborhoods and easy access to everyday conveniences. Residents enjoy quick routes to major freeways, making commutes, shopping, and dining incredibly convenient while still being tucked away in a quiet, family-friendly community.

## **SCHOOL INFORMATION**

BRADLEY ELEMENTARY SCHOOL  
YORK JUNIOR HISCHOOL  
GRAND OAKS HIGH SCHOOL

## **AVERAGE BILLS**

*ELECTRIC*  
\$400

*GAS*  
\$30

*WATER*  
\$120

*AGE OF ROOF*  
2 YEARS

*AGE OF WATER HEATER*  
2 YEARES

*AGE OF HVAC*  
1 YEAR

## **NOTABLE FEATURES + UPGRADES**

LOCATED ON A QUIET CUL-DE-SAC  
IN A PEACEFUL NEIGHBORHOOD

BEAUTIFUL LANDSCAPING  
THROUGHOUT THE PROPERTY

EXPANDED BACK PATIO WITH A FULL  
PATIO COVERING

UPDATED KITCHEN APPLIANCES AND  
UPGRADED KITCHEN CABINetry

WHOLE-HOME GENERATOR  
– A MAJOR ADVANTAGE DURING  
HURRICANE-SEASON OUTAGES

SOFT-WATER SYSTEM INSTALLED

AUTOMATIC LAWN SPRINKLER  
SYSTEM

HARDWOOD FLOORS THROUGHOUT  
THE DOWNSTAIRS

UPDATED PLUMBING

INTERIOR FRESHLY PAINTED

COMMUNITY POOL AND PARK