

# 7720 N FALL RUN CROSSING

Houston, TX 77055

SPRING BRANCH



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## FEATURES LIST

### DOWNSTAIRS & ENTRY

- Designer French-inspired entry hall lighting
- Built-in surround sound speakers (living room)
- CB2 designer curtain rods & curtains (living room)
- Stylish brass faucet & lighting (guest bath)
- Ring Doorbell system

### UPSTAIRS & GAME ROOM

- Designer wallpaper accent in game room
- Plush Stainmaster carpet with memory foam pad (all bedrooms)
- Upgraded decorator ceiling fans (master & game room)
- Blackout curtains in primary + pull-down shades in guest bedrooms
- Custom built-in shelving in master closet

### OUTDOORS & BACKYARD

- Extended tiled patio & covered porch
- Professionally landscaped backyard
- Bubbling backyard fountain feature
- Two mature Holly trees planted behind fence for added privacy
- Privacy-screened backyard with outdoor cafe lighting

### KITCHEN & LIVING AREA

- Three brass lantern pendants over island + black & gold dining chandelier
- New decorator ceiling fans in living room & office
- Soft-close cabinetry with under-cabinet lighting
- Modern black & gold accent kitchen faucet
- LG microwave (2024) & KitchenAid dishwasher (2025) upgrades
- Luxury designer wallpaper (kitchen & mudroom)
- Under-sink water filtration system
- Custom blackout shades by 3 Day Blinds (kitchen & living room)
- Custom mudroom shelving with extra storage
- Garage with overhead & wall-mounted shelving
- Smart wireless thermostats (upstairs & downstairs)
- Energy-efficient NASA solar film on all front-facing windows
- Professionally installed carpeted stair runner

**\*FALL RUN PARK IS A PRIVATE GATED COMMUNITY\***

