

# *7711 Brook Springs Drive*

- ⌘ 2-story home in Copperfield - Southdown Village*
- ⌘ 3/4 bedrooms, 2.5 bathrooms*
- ⌘ Detached 2-car garage with new automatic door opener 2025*
- ⌘ Inviting front entry with tile flooring and crown molding*
- ⌘ Formal dining room with tile flooring, chair rail and modern light fixture*
- ⌘ Beautiful island kitchen features granite countertops, tile backsplash, double ovens, electric cooktop and a built-in desk*
- ⌘ Family room includes tile flooring, high ceiling, ceiling fan, cozy fireplace with brick surround and built-ins*
- ⌘ Primary bedroom offers tile flooring, ceiling fan and en-suite bathroom*
- ⌘ Primary bathroom is complete with a dual sink granite vanity, oversized walk-in shower with 2 showerheads and a walk-in closet*
- ⌘ 2 upstairs secondary bedrooms with ceiling fans and large closets*
- ⌘ Full upstairs bathroom with 2 vanities and a tub/shower combination*
- ⌘ Upstairs game room*
- ⌘ Upstairs flex room with French doors*
- ⌘ Private backyard features a covered patio*
- ⌘ CAT 5/6 cabling*
- ⌘ Fiber wiring for internet*
- ⌘ Trane HVAC system and new ductwork April 2025*
- ⌘ Pella windows throughout 2024*
- ⌘ Lifetime, transferable warranty available for HVAC and windows*
- ⌘ New gutters 2025*
- ⌘ Zoned to highly acclaimed CFISD*
- ⌘ Close to dining, shopping and entertainment*