

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 HVAV and windows
- ❖ New gutters 2025
- ❖ Zoned to highly acclaimed CFISD
- ❖ Close to dining, shopping and entertainment