

SELLER'S UPGRADES

7715 MORGANS POND COURT, SPRING, TEXAS 77389

UPGRADE	YEAR	COST
HARDWOOD FLOORS	2025	\$35,000
MOSQUITO MIST SYSTEM	2024	\$3,500
KOHLER WHOLE HOME GENERATOR	2023	\$20-\$30K
WATER TREATMENT SYSTEM	2023	\$3,000

TOTAL UPGRADES: OVER \$61,000

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

SELLER'S HIGHLIGHTS

7715 MORGANS POND COURT, SPRING, TEXAS 77389

"SMALL, SAFE NEIGHBORHOOD WITH GATE –
QUIET CUL-DE-SAC WHERE KIDS CAN PLAY"

"LARGE LOT – SO MUCH SPACE TO ENTERTAIN/
KIDS TO PLAY/ROOM TO PUT IN GARDENS/PUTTING GREEN"

"OPEN FLOOR PLAN – GREAT FOR ENTERTAINING"

"GUEST SUITE ON FIRST FLOOR
VERY PRIVATE AND COMFORTABLE FOR GUESTS"

"ANNUAL NEIGHBORHOOD CHRISTMAS PARTY"

"CLOSE ACCESS TO THE WOODLANDS & 99"

"OPEN FLOW OF HOME, AMAZING KITCHEN, GORGEOUS
FLOORING, ARCHES AND LOTS OF NATURAL LIGHT"

"SO MUCH STORAGE AND HUGE GARAGE SPACE"

SELLER'S AVERAGE MONTHLY UTILITY BILLS

7715 MORGANS POND COURT, SPRING, TEXAS 77389

MONTH	YEAR	ELECTRIC	GAS	WATER
JAN	2025	\$630	\$316	\$292
FEB	2025	\$19	\$583	\$215
MAR	2025	\$248	\$441	\$123
APRIL	2025	\$269	\$403	\$166
MAY	2025	\$340	\$229	\$364
JUNE	2025	\$449	\$169	\$462
JULY	2025	\$443	\$178	\$567
AUG	2025	\$493	\$163	\$300
SEPT	2025	\$567	\$109	\$308
OCT	2025	\$489	\$125	\$656
NOV	2025	\$420	\$145	\$599
DEC	2025	\$393	\$227	\$705
AVG		\$397	\$257	\$396

TOTAL MONTHLY AVERAGE UTILITY BILLS: \$1050

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FEATURES

7715 MORGANS POND COURT, SPRING, TEXAS 77389

1.	OUTDOOR FIRE PIT
2.	LARGE OUTDOOR LIVING SPACE WITH MOSQUITO MISTERS
3.	BUILT-IN ICE MAKER IN BAR
4.	CONNECTIONS FOR TWO WASHERS AND TWO DRYERS
5.	MUDROOM "DROP ZONE" FOR KIDS – LOCKERS/DRAWERS
6.	OUTDOOR FIREPLACE
7.	OUTDOOR KITCHEN WITH GAS BBQ
8.	PRIMARY BATHROOM – CLAWFOOT TUB & LARGE STEAM SHOWER WITH 3 SHOWER HEADS
9.	4 ½ CAR GARAGE – ½ GARAGE ACCESS IN BACK FOR POOL STORAGE/BACKYARD STORAGE
10.	TWO HALF BATHROOMS DOWNSTAIRS – FORMAL GUEST AND POOL
11.	APPLIANCE GARAGE IN KITCHEN WITH OUTLETS & WATER HOOKUP
12.	UNDER COUNTER FRIDGE IN UPSTAIRS GAME ROOM
13.	WINE FRIDGE IN BAR
14.	LARGE UNDERSTAIRS STORAGE CLOSET
15.	EXERCISE ROOM WITH RUBBER GYM FLOORING

KLEIN ISD INFORMATION

7715 MORGANS POND COURT, SPRING, TEXAS 77389

French Elementary:

5802 West Rayford Road
Klein, TX

Hofius Intermediate:

8400 West Rayford Road
Klein, TX

Klein Oak High School:

22603 Northcrest Drive
Klein, TX