



KIMBERLY HARDING GROUP

## 3855 Summer Manor Dr in Whispering Lakes Ranch

### Whispering Lakes Ranch

Whispering Lakes Ranch is a gated community boasting 62-acres of lakes, walking trails, park and community swimming pool. Homes are situated on oversized 1+ acre lots and zoned to Clear Creek ISD. Its central location provides easy access to major attractions and employment hubs in the Houston Bay Area including the Kemah Boardwalk, Space Center Houston, NASA/JSC, and major medical facilities such as Methodist hospital, MD Anderson and Memorial Hospital.

### David Powers Home

Property features **4,394 square feet** with 4 bedrooms, 3.1 bathrooms, 1 half bathroom, home-office, formal dining room, family room, kitchen, breakfast, and game room; updated **4.5" Planation shutters** (~23 installed, \$8,000) and **new carpet** installed in February 2026.

Entrance features soaring ceilings, **Southern Doors 96" X 64" Monticello Forged Iron Double** front doors with **operable leaded glass panels** (2020, \$8,657), curved staircase, ceramic tile floors with decorative inlay. Executive study with French doors, **hand-scraped hardwood** flooring & crown molding. Stunning formal dining room with soaring ceilings, hand-scraped hardwood flooring & **crown molding**. Updated neutral tone **Benjamin Moore paint** throughout.

Island kitchen with **granite counter tops**, updated custom painted 42" Cabinetry, stainless double sink, **5 burner gas cooktop**, wall oven & built-in microwave. Breakfast bar open to the family room. **Walk-in pantry**, large breakfast area and light/bright **sun room**.

Private primary bedroom with **sitting area** featuring bay windows and exterior door leading to backyard patio and pool. Primary bath features **whirlpool tub**, **separate oversize shower** with seat, his & hers vanities, tile flooring, and a large walk-in closet with custom **built-ins for shoes & accessories**.

Powder room off entry with custom wood vanity, granite countertop & fresh paint. **Extra large utility** room with cabinets and utility sink. Upstairs gameroom, **homework station** area with custom built-in desk/cabinetry and **20'x24' unfinished bonus room**/storage area - perfect for future media room, home gym or 5<sup>th</sup> bedroom. Secret, hidden lockable room is built for gun & ammo storage with attached attachments, could be used as a hobby room or wine closet collection.

### Outdoor Living

Extended driveway with **3-car garage**, **double driveway gates** and **additional parking**. Sprawling 1-acre lot with no back neighbors features **50' covered patio**, **heated swimming pool with hot tub**, **72" travertine fire-pit**, **outdoor sound system**, and **outdoor kitchen** with **EVO flat top grill**, **two mini refrigerators** and **large granite serving bar**.

### Preferred Pools of Houston, 2019

**Heated Pool:** 38' x 19', 18,775-gal, 3'6" x 5'6" x 4'6" depth. 49' dual steps, tanning ledge, bubblers & umbrella anchor  
**Spa** perimeter: 28', 3'6" depth. Spa Jets 6- Paramount Par-A-Jets Jets

Heater: Pentair **400,000 BTU**

Pool pump: Pentair 3 HP Variable Speed Variable Flow Pump

Raised Wall, **Water Features:** **Travertine Stacked Stone** face, Pentair Whisperflo 2.0 HP Pump

**Pool & Spa lights:** (2) -Pentair LED Color Intelibrite & (1) Pentair LED Color Intelibrite - GFCI Protected Light

Pool cleaner: Pentair Racer LS/ with Booster Pump

Automated: Pentair ET 8 W/Screen Logic (operate from cell phone or tablet)

Pool & Spa Coping: 3-CM Natural Travertine. Spa Spillway & Spa Exterior 3-CM Natural Travertine

### **Outdoor Kitchen & 50' Covered Patio**

11'L x 2'4W x 38"H Cabinet built-out with metal studs, Hardi cover & Granite countertop

8'L x 31W x 38"H Cabinet built-out with metal studs, Hardi cover with 48"W Granite countertop & 15" overhang

30G built-in Evo Affinity Class Flattop Gas Grill

(2) Blaze 24" stainless steel outdoor rated refrigerators

Blaze 16" stainless steel access drawer

Blaze 20" stainless steel roll-out trash

386-sf additional Spray Decking

Mounted TV & additional electrical outlets

72" travertine, fire-pit &

### **Property Features**

4.5" Plantation shutters

3-car garage with Porte-cochere

Hurricane double-pane windows

Light & bright sun room

Crown molding

Plug in garage for Tesla charger

Private backyard with no back neighbors

Whole lawn automatic sprinkler system

Exterior door from primary bedroom to back patio

### **Improvements & Updates**

Two recently installed water heaters

"Smart" garage door openers

Exterior wooden fence

Swimming pool/spa patio, outdoor kitchen & firepit

New carpet installed in February 2026

Secret "gun" room or "hobby" room with lock

Benjamin Moore paint throughout

Additional driveway & two remote driveway gates

Kitchen backsplash & painted cabinets

Backyard stereo included with exterior speakers and in-ground subwoofer (sonance speakers with Sonos amps)