

3403 Berry Grove Dr, Spring, Tx 77388

This one of a kind custom built home has been lovingly and meticulously maintained by its current owner for the past 17 years. It's been their safe space and peaceful oasis filled with warmth, care, and pride. From the charming wrap around porch to its prime corner lot, every detail invites you to slow down, sip your morning coffee, and truly enjoy life. This home isn't just unique, it's full of heart. Zoned to the highly rated - award winning school district - KLEIN ISD

LIST OF UPGRADES:

LIVING ROOM

- New ceiling fans
 - Painted ceiling
 - Ceiling light improvements
 - Stairs: removed carpet and replaced with hard-wood floor
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KITCHEN

- Painted ceiling
 - New ceiling lights
 - Granite countertops
 - Backsplash
 - New microwave (January 2025)
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PRIMARY BEDROOM & PRIMARY BATHROOM

- Removed carpet and replaced with tile
 - New fan and added additional vent in bedroom
 - Remodeled bathroom: installed tile, walk-in shower, tile walls, bathroom ceiling lights, painted ceiling, and new extractor fan
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UPSTAIRS

- Purple room: added additional vent and air conditioning
 - New fans in the purple room and living room
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ATTIC

- Preventative wood treatment to keep all unwanted pests away
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GARAGE

- New ceiling lights
 - Wall insulation
 - In January, replaced all hinges and screws
 - New garage spring coil
 - Installed French door leading to patio
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NEW COVERED PATIO

- Concrete and walkway
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FRONT L-SHAPED PORCH

- Ceiling lights installed
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YARD / PATIO

- Gutters installed around house and porch
 - Irrigation system
 - Extended driveway
 - Sliding fence with metal posts and supports
 - New gate on neighbor's side with metal posts and support
 - All siding replaced with HardiPlank
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ROOF

- Replaced approximately 8 years ago
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CENTRAL AIR CONDITIONING — NEW IN 2021

WHOLE HOUSE WATER FILTRATION SYSTEM

SOFFIT LIGHTING INSTALLED THROUGHOUT EXTERIOR