

Spec Sheet

23314 VISTA DE TRES LAGOS, SPRING

5 BEDS • 5 FULL BATHS • 1 HALF BATHS
4 CAR GARAGE • 6279 SF
19,472 SF WATERFRONT LOT



Exterior Features

Exclusive gated community

Scenic waterfront property

Peaceful cul-de-sac lot

Nearly half-acre lot

Heated pool & Spa (2019) with breath-taking views of lake

Built-in pool seating and sundeck

Covered lanai with ceiling fan

Fully equipped outdoor kitchen

Outdoor gas fireplace

Gutters

Linear gas firepit with crushed glass

Lush landscaping design added in 2025

Circular front driveway added in 2025

Exclusive section entrance to Rothwood Park Foxwood Trails

Structural

Slab foundation

Tile roof

Stucco and stacked stone exterior

Front gated courtyard featuring artificial turf landscaping

Four HVAC units for climate control

Spray foam insulation for energy efficiency

Tankless water heater

Custom iron double entrance door

Four-car garage with epoxy flooring and tinted glass doors

Equipped with security cameras

Entertainment speakers in patio, living room and theater room

Second floor covered balcony accessible from two rear bedrooms, offering a lake view

Exterior stucco repainted in 2025

Spec Sheet

23314 VISTA DE TRES LAGOS, SPRING

5 BEDS • 5 FULL BATHS • 1 HALF BATHS
4 CAR GARAGE • 6279 SF
19,472 SF WATERFRONT LOT



Chef's Kitchen

Fully re-designed in 2025

Freshly painted in 2024

Exposed painted ceiling beams

Custom German antique glass front cabinets

Venetian plaster vent hood enhancing the kitchen's aesthetic

Designer modern subway tile backsplash

Quartzite stone waterfall island and countertops

Convenient under island cabinet for storage

Premium Thermador appliances, including a gas range

Double ovens

Soft-close cabinets

Open concept design that overlooks breakfast area and living room

Spacious walk-in pantry with mini fridge and microwave

Living Room

Freshly painted in 2024

Expansive windows offering stunning views of the outdoors and lake

Open-concept floor plan for spacious feel

Elegantly sculpted ceiling design

Cozy gas log fireplace for warmth and ambiance

Overlooks the pavilion, pool and spa area

Integrated entertainment speakers

Custom built cabinets and shelving for mounted TV and storage

Custom window treatments included

Spec Sheet

23314 VISTA DE TRES LAGOS, SPRING

5 BEDS • 5 FULL BATHS • 1 HALF BATHS
4 CAR GARAGE • 6279 SF
19,472 SF WATERFRONT LOT



Primary Bedroom / Bath (down)

Elegant double door leading to primary suite

Generous size room featuring cozy sitting area

Convenient access door opening to the pool and lanai

Motorized black out shades for optimal light control

High end finishes and fixtures throughout

Relaxing jetted tub

Expansive separate shower

Dual sinks complemented by vanity seating

Oversize walk-in closet equipped with built-in cabinetry

Entertainment Spaces

Upper-level game room complete with built-in cabinetry

Downstairs theater room equipped with seating risers, projector, screen, and included equipment

Dining room featuring curved ceiling design and a stylish wet bar

Bedrooms Configuration

Two bedrooms located on the lower level

Three bedrooms on the upper level, each featuring ensuite bathrooms

Luxurious Bourbon Bar

(added in 2024)

Located on the first floor

Waterfall bar island with bar seating on both sides

Two beverage refrigerators

Ice maker

Shelving for liquor display

Ceiling beam design

Wall wood paneling

Designer herringbone flooring tiles

Large windows overlooking outdoor pool

Spec Sheet

23314 VISTA DE TRES LAGOS, SPRING



5 BEDS • 5 FULL BATHS • 1 HALF BATHS

4 CAR GARAGE • 6279 SF

19,472 SF WATERFRONT LOT

Functional Area

Revamped home office | study featuring wooden wall paneling and double glass doors

MUD area with full size lockers, shoe storage, and a drop-off zone

In-home laundry room equipped with sink, additional full-size refrigerator and ample storage cabinets

Location

Private and serene waterfront property situated in Tres Lagos, McKenzie Park

Backs onto Rothwood Park and Foxwood Trails, offering extensive hiking and biking trails leading to restaurants and entertainment, connected by Spring Creek Greenway

Conveniently located minutes from Highway 99, I-45, The Woodlands, and IAH Airport

Situated within the exemplary Klein School District

ROSE SPICE | REALTOR ASSOCIATE

832.928.3121 | rose.spice@nanproperties.com