

28019 EAST BENDERS LANDING BOULEVARD



SPRING TEXAS 77386 MLS #80715731

\$1,710,000
LIST PRICE

6,579 SF
SQUARE
FOOTAGE

**5 Bed / 6
Bath**
BEDROOMS &
BATHS

1 Acre
LOT SIZE

No MUD
LOW TAXES

A prestigious lakefront estate on Heritage Lake — the largest water expanse in all of Benders Landing — offering sweeping panoramic views from the kitchen, formal rooms, and primary suite.

FULLY RENOVATED · MOVE-IN READY SELLER FINANCING AVAILABLE

RENOVATION INVESTMENT

> \$500,000

LAKE FRONTAGE

> 150 Linear Ft

SELLER FINANCING ASSIST

Up to 20%

PROPERTY HIGHLIGHTS

Custom 2-story stucco home,

Premium lakefront lot)

Panoramic Heritage Lake views — largest lake in subdivision

Circular driveway with porte-cochère

Walking distance to Middle School

3-car oversized garage with Alexa app controls

Rear property fully fenced for pets

Slate tile vestibule — wheelchair accessible entry with smart lock

All 3 AC R410a systems replaced 4 years ago

Oversized septic tanks (3) with subsurface drip discharge, new pump & tanks

ROOM-BY-ROOM

1ST FLOOR

Front loggia & 2nd-floor lake-vista covered porches with wrought-iron railings

Primary suite — lake view, 5.1 surround sound, AC booster fan

Bedroom #2 — lake view, full bath, wheelchair-accessible shower; in-wall utilities for future kitchenette

Grand library — wood paneling, electric lowering fan/light

Formal dining — multi-tiered chandelier (electric lowering), wine closet & butler's pantry

Utility room — washer/gas & electric dryer hook-ups, double SS sink, space for French refrigerator

Entryway — wrought-iron chandelier (20 smart bulbs)

Rear covered lower porch — outdoor kitchen hook-ups (power, gas, H/C water & drain)

Primary bath — travertine & granite, dual bowl sinks, waterfall faucets, jetted tub, separate toilet vanity

Bedrooms #3 & #4 — shared full bath, separate sinks

Formal living — fireplace, grandiose wrought-iron chandelier (32 smart bulbs), panoramic lakeview windows

Open-plan family room — breakfast area & island bar kitchen, SS appliances

Butler pantry — SS sink, future H/C water hook-ups

Walk-in double-door pantry; central vacuum; walk-in utility closet

2ND FLOOR

Game room — mega TV mount, 12' pool/snooker table, wet bar & full shower bath

Bedroom #5 — full bath, app/remote fan, Alexa capable

Access to attic space above Bedroom #2

Theater room — remote-powered screen & projector, H/C PEX water feeds

Covered porch with wrought-iron railings & elevated panoramic lake view

Wrought-iron staircase to game room

RECENT UPGRADES & REMODELING

New Roof & Smart Soffit Lights

New Infinity Edge Pool (6' deep-end) with spa & rear patio deck extension

New Exterior & Interior Paint throughout

New Vinyl Plank flooring — master bath, formals, living & utility rooms

New Carpet throughout; new cupboard handles

New toilets (6) with slow-close seats

New touchless kitchen faucet; 5 new bathroom sinks; new shower & tub hardware

New 48" refrigerator (still boxed)

New low-E rear glass doors to porch (family room & pool bath)

New 50-gallon water heaters (2) — unused

New Mesh Wi-Fi system (dual frequency)

New LED bulbs (>150) with SMART/Alexa including 2 formal chandeliers

New 3-tier dining chandelier with dimmable LEDs & Alexa

New Alexa-capable ceiling fans (5 bedrooms, 8 app-controlled)

New exterior digital keypad locks (5) + SMART front door lock

New high-performance window tint on all rear panoramic windows

New Sprinkler System with Alexa controller

New electrical sockets & covers throughout

New formal/family room archway & custom entryway niche

New front door powder-coated handles (4)

New lowE rear glass doors — pool bathroom & family room

New remodelled formal/family room archway & entryway niche

Kim Barnhart
TruNorth Realty Group
(281) 615-8416

TruNorth

Realty Group