

### **LOCATION OVERVIEW**

Living in Spring Branch offers a convenient, central location with quick access to top shopping, dining, and entertainment hubs like CityCentre and Memorial City. The area blends established neighborhoods with modern development, creating a friendly, community-focused environment with excellent nearby schools and amenities.

### **SCHOOL INFORMATION**

PINE SHADOWS ELEMENTARY SCHOOL  
SPRING WOODS MIDDLE SCHOOL  
SPRING WOODS HIGH SCHOOL

### **AVERAGE BILLS**

*ELECTRIC*  
\$150

*GAS*  
\$35

*WATER*  
COVERED BY HOA

*AGE OF ROOF*  
1 YEAR

*AGE OF WATER HEATER*  
8 YEARS

*AGE OF HVAC*  
8 YEARS

### **NOTABLE FEATURES + UPGRADES**

OPEN FLOOR PLAN

HIGH CEILINGS

EACH BEDROOM INCLUDES ITS OWN  
PRIVATE BATHROOM

WELL-EQUIPPED KITCHEN IDEAL FOR  
COOKING AND EXPERIMENTING WITH  
DIFFERENT CUISINES

UPDATED FRONT DOOR

GATED COMMUNITY WITH  
PROFESSIONALLY MAINTAINED  
FRONT YARD LANDSCAPING

QUIET, SAFE NEIGHBORHOOD WITH  
FRIENDLY NEIGHBORS AND STRONG  
SENSE OF COMMUNITY

WITHIN WALKING DISTANCE TO  
LOCAL SCHOOLS

CONVENIENT ACCESS TO GROCERY  
STORES, SHOPPING CENTERS, AND  
POPULAR DINING OPTIONS

NEARBY RECREATION &  
ENTERTAINMENT: CITYCENTRE,  
MEMORIAL CITY MALL