

Home Features

17415 Memorial Mills Drive
Spring, TX 77379

GENERAL

- Built in 2005 (Completed in November)
- Two-Story, “Eisenhower” Floor Plan by Lennar/Village Builders’s “Presidential Collection”
- 4,066 SF, of Living Space on 10,026 SF (almost 1/4 Acre) Corner Lot with No Back Neighbors
- 5 Bedrooms , 4 Full Bathrooms, 2-Car Attached Garage with Garage Door Openers (2 remotes)
- Two Staircases, Formal & Casual Dining, Study, Living Room, Game/Media Room
- Three of the Bedrooms have En-Suite Bathrooms and Walk-in Closets; Two Downstairs
- **NEVER FLOODED! Low HOA, Low Property Tax, Flood Zone X**
- Security System w/ Primary Cellular Connectivity—Two Programmable 2GIG Panels w/ 2-Way Voice Communication w/ Monitoring Station - Multiple Motion Detectors—Sensors on All Doors/Windows
- Energy Efficient Construction with Energy Star Ratings per EPA Energy Star Guidelines*

INTERIOR

- Oak Heather Hardwood Flooring in Formal Dining and Study
- 18” x 18” Tile (Aria Ivory) Flooring in Living, Kitchen, and Casual Dining/Breakfast Area
- Upgraded Carpet (Textured Saxony) in Bedrooms, Upstairs Hall, Stairways and Game/Media Room
- Crown Molding in Formal Dining, Study, Living/Family Room and Primary Suite
- Upgraded 42” Maple Cabinets with Chesnut Classic Stain
- Black San Marcos Granite Countertops in Kitchen with Built-in Desk Area
- Stainless Steel Undermount Sink in Kitchen
- Stainless Steel GE Profile Microwave—08/2019
- Stainless Steel GE Monogram, 30”, 5-Burner Gas Cooktop—08/2019
- PEX plumbing system with centrally located manifold in garage for convenient access and simplified individual line shutoff.
- Two Rheem 38kbtu, 40-Gallon Water Heaters—11/2024
- RG-6 and Cat-5 Wiring in All Bedrooms, Living, Game/Media Room and Study
- Wood or Faux Wood Blinds in ALL Windows—1st and 2nd Floors
- Eight 5-Blade Ceiling Fans
- R-30 Insulation in Flat Ceiling; R-22 Insulation in Sloped Ceilings & Attic Walls; R-13 with R-3 Sheathing in Exterior Walls
- Hi-Intensity UV Air Scrubber Plus by Aerus (installed 05/2021) in HVAC System
 - Last Biocide Treatment of Air Ducts—11/2024
- Two Honeywell PC8900 (or equivalent) Programmable Thermostats
- 4-Ton HVAC System
 - Evaporator Coils—03/2011
 - New pan, float switch, flow switch, soft-state-kit for compressor—03/2011
 - Gas Furnace by Ruud, 75kbtu—12/2019

* Per Builder at Time of Construction.



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INTERIOR (Continued)

- 3-Ton HVAC System
 - Evaporator Coils—10/2014
 - New pan, float switch, flow switch, soft-state-kit for compressor—10/2014
 - New Copper Line Set (main hoses) - 09/2023
 - Complete Unit, 36kbtu—Outdoor Condenser & Indoor Evaporator, with Complete Electrical—11/2022

EXTERIOR

- All-Brick House (cement board 2nd floor backside), Concrete Slab Foundation
- Composite (Shingle) Roof Replaced due to Hail Storm—09/2015
- Upgraded Fencing—Cedar Western Redwood 6'-6" Uprights with 3-Rail System & 2" x 6" Toe/Rot Board—04/2023
- Hunter Sprinkler System with 9-Zone Programmable Controller & 8 Zones Set Up for Whole Yard Coverage.
- Impasse Termite Protection
- Upgraded Back Door—Belleville Fiberglass—09/2017
- Mature Front Yard Trees 1 Red Oak, 1 Live Oak, 1 Holly, 1 Lingustrum & Several Shrubs—Japanese Boxwood
- Back Yard Landscaping includes: 1 Banana Grove with 12-15 Trees, 1 Fig (LSU Purple), 1 Japanese Loquat, 1 Citrus and some Double-Knockout Rose Shrubs

COMMUNITY

- Community Clubhouse Pool with Kiddie Pool and Playground
- Convenient - Restaurants, Grocery, Pharmacy, Banks, Gas, Gym, Hardware Store & Cleaners (<3 miles)
- Tomball Parkway within 3 miles giving convenient access to both Grand Parkway & Beltway 8
- **Klein ISD Schools within 2 miles**
- Gleannloch Golf Course within 2 miles

