



UPGRADES AND IMPROVEMENTS

Property Address: 5522 Glenfield Spring Lane, Spring, Texas, 77389

DESCRIPTION	DATE	
New roof	2021	
Wall/ceiling paint	2022	Entire home excluding bathrooms
Kitchen cabinets painted	2022	
Pendant lights in kitchen	2022	
Can lights in living room	2022	
Living room fan	2022	
Cabinet above primary toilet	2022	
Kitchen cabinet hardware	2022	
Garage LED lights	2022	
Backyard landscaping	2024	
Washer	2023	
Back porch fan	2026	
Dryer	2026	



TOP 12 THINGS WE LOVE ABOUT OUR PROPERTY

Property Address: 5522 Glenfield Spring Lane, Spring, Texas, 77389

1. Friendly, walkable neighborhood with sidewalks throughout and a strong sense of community — neighbors are always out walking, jogging, or enjoying time with their dogs.
2. Easy access to major highways makes commuting to Downtown Houston convenient while still enjoying a quiet setting without heavy road noise.
3. South-facing home with a backyard that enjoys softer evening light without harsh direct sun — perfect for relaxing outdoors comfortably at the end of the day.
4. Surrounded by quiet, friendly neighbors that make the area feel welcoming and peaceful.
5. The open floor plan creates a bright, welcoming space that's perfect for entertaining, and the light-colored kitchen cabinets help the home feel airy and inviting.
6. The spacious walk-in primary closet offers exceptional storage and organization space.
7. Conveniently located just 10 minutes from both HEB and Kroger, making everyday grocery runs quick and easy.
8. Close to the beautiful George Mitchell Nature Preserve featuring scenic hiking and biking trails for all ages and skill levels.
9. Rob Fleming Park nearby offers peaceful ponds, picnic areas, playgrounds, walking paths, and open green space perfect for relaxing afternoons.
10. Start your mornings at nearby Panicafe, a favorite local spot for coffee and fresh baked goods just across the street.
11. Convenient access to Fit Club 24, a locally loved 24/7 gym just across the street.
12. Just minutes from a popular local food truck park, including a must-try crawfish spot loved by locals.



AGE OF MECHANICALS

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MECHANICALS	APPROXIMATE AGE
A/C #1	2016
A/C #2	N/A
A/C #3	N/A
WATER HEATER #1	2016
WATER HEATER #2	N/A
WATER HEATER #3	N/A
WATER SOFTENER (IF APPLICABLE)	N/A
FURNACE #1	2016
FURNACE #2	N/A
FURNACE #3	N/A
OVEN(S)	2016
COOKTOP	2016
DISHWASHER	2016
MICROWAVE	2016
REFRIGERATOR	2016
POOL PUMP	N/A
POOL FILTER ASSEMBLY	N/A
POOL HEATER	N/A
POOL PLASTER	N/A



UTILITY INFORMATION

Property Address: 5522 Glenfield Spring Lane, Spring, Texas, 77389

UTILITY	MONTHLY AVG.
ELECTRIC	\$147
GAS	\$43
WATER/WASTE MGMT	\$119
INTERNET	\$65
LAWN	Self maintained



SELLER'S EXCLUSION LIST

Negotiable upon request

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INDOORS	LOCATION
Curtains	Living room
Mounted TVs (mounts stay)	Living room & bedrooms
OUTDOORS	LOCATION
Garage fridge & freezer	Garage
MISCELLANEOUS	LOCATION