

25507 Cedar Springs Place, Spring, Texas

Complete Homeowner Guide & Upgrade Portfolio

Welcome Home

Dear Future Homeowners,

Welcome to 25507 Cedar Springs Place.

This has been our primary residence since 2015, and a home we truly believed would be our forever home. As a Realtor, Claudia has sold and toured hundreds of homes throughout Houston and the surrounding areas, yet we never found a reason to leave this neighborhood. The location, convenience, community, and lifestyle this home offers are simply difficult to match.

Like many Houston families connected to the oil and gas industry, our journey is entering a new chapter. After a long and successful career, Francisco has retired, and we have decided to relocate to Florida to be closer to family. If it were not for this change in our lives, we would have happily continued enjoying this home for many years to come.

Every improvement made to this property was completed for our personal enjoyment, comfort, efficiency, and long-term ownership—not for resale. We approached every project with the mindset that we would be living here indefinitely, which is why we invested in quality materials, professional workmanship, and upgrades that improve both daily living and long-term value.

One of our favorite things about this home is its location. Situated on a quiet cul-de-sac in Spring Lakes, we enjoyed quick access to Interstate 45, Grand Parkway (99), Hardy Toll Road, FM 1960, Beltway 8, Bush Intercontinental Airport, The Woodlands, and Old Town Spring.

For additional peace of mind, the sellers have already purchased a one-year home warranty that will transfer to the new owners at closing. The HOA resale certificate has already been ordered and paid for by the sellers. A recently updated survey is also available.

We sincerely hope you enjoy this home as much as we have.

Warm regards,

Claudia Da Silva & Francisco Romero

Major Systems & Energy Efficiency

- Roof replaced in 2021
- 17.28 kW SunRun solar system installed in 2021
- Tesla battery backup installed in 2021
- Electrical panels upgraded and modernized in 2026
- New 15-SEER HVAC system installed in 2024
- Second HVAC system approximately 6 years old
- Tankless water heater installed in 2017
- Whole-home air purification system
- Complete attic insulation replacement
- Attic thermal barrier and insulated attic access

Kitchen Renovation

- New quartz countertops
- New tile backsplash
- Refinished and painted cabinets
- Updated cabinet hardware
- New vent hood
- Microwave replaced
- Oven replaced
- Dishwasher replaced
- Refrigerator included

Bathroom Renovations

- Quartz vanity countertops
- Frameless shower glass enclosure
- New faucets and plumbing fixtures
- Updated mirrors
- Updated light fixtures
- Updated flooring
- Upstairs shower plumbing upgraded
- New service valves with easy access panels

Interior Improvements

- Updated flooring throughout
- Updated carpet
- Whole-home interior painting
- Recessed LED lighting
- Updated decorative light fixtures
- Updated door handles and hardware
- Updated trim and finishes
- Fireplace renovation with new tile surround and raised hearth

Technology & Smart Home

- Digital thermostats
- Nest thermostat
- Digital smart locks
- Fingerprint-capable rear door lock
- Alarm system wiring
- Internet wiring throughout home
- Additional TV connection in game room

- Modern charging outlets installed

Garage & Exterior

- Finished garage
- Epoxy garage flooring
- Additional insulation
- Ceiling fan
- Husky storage cabinets included
- Overhead storage systems
- 16-foot pergola with fans and lighting
- Pool deck restoration
- Large resurfaced patio
- French drain system
- Smart sprinkler system
- Landscape lighting
- Extensive landscaping
- New privacy fence