

*1615 Melissa Dr.*

*Spring, TX 77386*

**CUSTOM BUILT IN 2009**  
**3,956 SQFT 17,999 SQFT LOT**  
**4/5 Bedrooms + 3 Full Bathrooms**

### **Downstairs**

- Architectural Sound System – In-ceiling sound system downstairs.
- 1st Floor Primary – Ensuite bathroom with claw tub
- Screened-in Sunroom
- Butcher block kitchen island
- High-end appliances
- Quartz countertops
- 1<sup>st</sup> floor split floor plan – additional bedroom with full bath
- Oversized Garage with airconditioned workshop

### **Upstairs**

- 3 separate attic accesses
- Attic is floored with shelving and additional storage space
- Theater room with recliners, microwave, mini fridge, popcorn maker, projector, receiver, and sound system. All theater equipment conveys with house.
- Flex space + office nook

### **Outside**

- HVAC 2023
- Sprinkler system
- Mosquito mist system
- Woodshed
- Chick coop
- Stone walkway to BBQ patio
- BBQ pit + Lamppost with gas line
- Fully Fenced Backyard
- ADT Security System with cameras
- Oversized driveway
- Little free library box
- Raised planters + grape and blackberry vines
- No East side neighbors

**A/D**  
Anissa Driggins

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