

## Features and Upgrades

25607 Muirfield Bend Court | Spring, Texas

### Interior Features

- Quality large-format tile and hardwood flooring throughout — **no carpet**
- Open-concept floor plan designed for both everyday living and entertaining
- Spacious family room featuring a fireplace, custom built-ins, and television mount
- Contemporary kitchen anchored by an oversized island with abundant prep and gathering space
- Soft-close cabinetry with convenient roll-out drawers
- Large walk-in pantry and dedicated coffee bar
- Premium KitchenAid stainless steel appliances including double ovens
- Blanco kitchen sink and upgraded Delta kitchen faucet (2025)
- Expansive primary suite with three large windows overlooking the pool and spa
- Generous secondary bedrooms upstairs with hardwood flooring
- Versatile upstairs flex room that can function as a bedroom, office, playroom, or media space
- Unique under-stair storage room
- Contemporary three-blade ceiling fans with remote controls throughout the home
- Smart thermostats with Wi-Fi capability

### Primary Suite & Bath

- Spacious primary retreat with views of the backyard oasis
- Oversized soaking tub
- Large walk-in shower with updated finishes
- Dual-sink vanity with extensive storage
- Updated Santa Rosa toilets in primary and half baths (2025–2026)
- Updated Kohler vanity and Delta faucet in half bath (2025)

### Outdoor Living

- Resort-style PebbleTec pool and spa
- Raised spa and cascading water features
- Expansive travertine decking
- Custom pergola and multiple outdoor gathering areas
- Covered outdoor living room with television
- Built-in outdoor kitchen with grill, beverage refrigerator, storage, and stone countertops
- Outdoor lighting system controlled through a mobile app
- Pool, spa, and exterior lighting automation accessible by app
- Beautifully landscaped backyard designed for privacy and entertaining

## Major Improvements & Recent Upgrades

- 26kW Generac whole-house generator installed (2023)
- New Trane air conditioning unit installed (2025)
- New LeafFilter gutter system installed (2023)
- New garage disposal installed (2022)
- New wood fence installed (2023)
- Live oak tree added to front yard (2023)
- Kitchen countertops upgraded with Vicostone Calacatta quartz (2025)
- New flooring installed in the primary bedroom, primary closet, and study (2025)
- Outdoor kitchen enhancements completed (2025)
- Pool filter replaced (2024) and pool pump motor replaced (2025)
- Pool jets replaced (2023)
- Kitchen cabinets professionally painted (2025)
- Family room built-ins painted (2025)
- Primary bath cabinetry painted (2025)
- Laundry room cabinetry painted (2025)
- Exterior of home professionally painted (2025)
- Attic access ladder replaced (2022)