

Luxury Living with Premium Upgrades at A Great Price!

Welcome to a home where comfort, quality, and peace of mind come together. This exceptional property offers far more than beautiful living spaces—it delivers a truly move-in-ready experience with significant recent investments already completed for the next owner.

From the moment you arrive, you'll appreciate the thoughtful upgrades that make this property stand out from the competition.

Mechanical Highlights:

- At the heart of the home is a premium Trane HVAC system installed in 2025. Designed for maximum comfort, energy efficiency, and indoor air quality, the system includes whole-home media filtration, UV air purification, Wi-Fi thermostat controls, surge protection, upgraded air distribution components, and a 10-year parts and labor warranty. This substantial investment provides year-round comfort and peace of mind, knowing one of the home's most important systems has been recently replaced and is protected for years to come.
- Water quality throughout the home is enhanced by a premium SmartChoice Gen II CC Water Conditioning System featuring advanced catalytic carbon filtration technology. Unlike a conventional water softener, this whole-home treatment system helps reduce chlorine, odors, tastes, and common water contaminants while protecting plumbing fixtures and appliances from hard water scale. The result is cleaner, softer water throughout the home for bathing, cooking, laundry, and everyday living. Spoiler Alert—the water is less than desirable in Eagle Springs without a system like this.

Step outside and discover a backyard designed to rival a private resort. The pool and spa were installed in 2020 and create the perfect setting for both relaxation and entertaining.

Pool Features:

- The luxury PebbleSheen finish is one of the most desirable and durable pool surfaces available today. Known for its elegant appearance, smooth texture, exceptional longevity, and low-maintenance performance, PebbleSheen delivers stunning beauty while helping preserve the pool's appearance for years to come.
- The pool and spa are equipped with a modern Wi-Fi-enabled automation system that allows homeowners to conveniently control pool functions directly from their smartphone. Whether adjusting settings before arriving home or preparing for guests, the system provides effortless control and convenience. You can control the temperature, water features, and lighting.
- The pool and spa feature beautiful LED lighting, creating a resort-style atmosphere for evening entertaining and nighttime enjoyment.
- A dedicated heater allows the spa to be enjoyed year-round while also providing the capability to heat the pool during cooler months, extending the swimming season and maximizing enjoyment of the outdoor living space.

The backyard was designed for easy care and enjoyment for people and pets. The result is a lush, year-round green landscape that dramatically reduces maintenance, conserves water, eliminates mud and grass clippings, and significantly reduces debris entering the pool.

Backyard amenities:

- Surrounding the pool is an impressive 827-square-foot of pet-friendly professionally installed MVP synthetic turf. Built on a commercial-grade WIN FAB 200W geotextile woven foundation with 200-pound tensile strength, enhanced with premium sand infill and over 1,650 pounds of Envirofill antimicrobial infill, this is far more than standard artificial grass.
- Pet excrement is bagged and you simply hose off the turf with a sprayer to disperse the urine. Everybody loves this comfortable, convenient arrangement typically seen in urban areas, due to the expense of installation.
- The outdoor improvements extend beyond aesthetics. A professionally installed gutter system and French drain network provide superior water management throughout the property. Designed to efficiently move water away from the home during heavy rain events, these improvements help minimize standing water, improve drainage, and provide additional protection for the home's foundation and landscaping. Even during heavy Texas rainstorms, the property is equipped to effectively manage water and maintain its beauty and functionality.

Every upgrade was selected with long-term ownership in mind—creating a home that is not only beautiful but also efficient, durable, and easy to maintain. The next owner will enjoy the benefits of premium mechanical systems, cleaner water, resort-style outdoor living, professional drainage improvements, and low-maintenance landscaping without the expense, disruption, or uncertainty of undertaking these projects themselves.

This is more than a house. It is a thoughtfully improved home where the major investments have already been made, allowing the next owner to simply move in, relax, and enjoy the lifestyle they deserve.

Summary of Premium Features & Recent Improvements

- Trane HVAC System Installed in 2025
- 10-Year Parts & Labor Warranty
- Whole Home Purification System
- UV Air Purification System
- Wi-Fi Smart Thermostat
- SmartChoice Gen II CC Water Conditioning System
- Catalytic Carbon Filtration Technology
- Whole-House Water Softening
- Pool & Spa Installed in 2020
- Luxury PebbleSheen Pool Finish
- Wi-Fi Controlled Pool Automation System
- LED Lighting in Pool & Spa
- Pool & Spa Heater
- Extended Swimming Season Capability
- 827 Sq. Ft. Premium MVP Synthetic Turf
- WIN FAB 200W Geotextile Base System
- 1,650+ Pounds of Envirofill Antimicrobial Infill
- New Gutter System
- French Drain Network
- Enhanced Drainage & Foundation Protection
- Minimal Pool & Landscape Maintenance
- New carpet in upstairs game room and bedroom
- Sherwin Williams Alabaster paint in most downstairs common areas
- Significant Recent Capital Improvements Already Completed

What does this mean to you?

The expensive upgrades have already been made. From a new Trane HVAC system with a 10-year warranty, to a resort-style pool and spa, premium water treatment system, professional drainage improvements, and low-maintenance landscaping, this home offers the comfort, convenience, and peace of mind that buyers are searching for—without the need for major future investments.