



Property Information

18003 Shadow Valley Dr, Spring, TX 77379

WHAT DO THE SELLER LIKE ABOUT THE HOME?

- Location has no back neighbors, corner with no-through street provides additional privacy
- Close to Vintage Park and nice grocery stores, yet far enough to be nice and quiet
- Backyard oak tree provides shade and beauty to the property
- Covered patio with ceiling fan, recessed lights and outdoor fridge make for easy entertaining
- Sparkling pool with beach entry and waterfall and fountain features
- Remote for LED lighting in pool
- Floors and engineered wood and tile for easy care and less allergens / No carpet
- Kitchen has granite counters with a large peninsula for staging and serving meals
- Walk in pantry with pocket door and ample space
- Large gameroom has been a versatile space for the family



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UPGRADES

- New roof in December 2021 with 40-year impact-resistant materials.
- New front door with sidelights and beautiful wavy glass for privacy
- Anderson double-paned replacement windows throughout home, back side door is Anderson as well
- Front of home 2nd floor stucco replaced with cement board, wood eaves replaced with cement board
- Pool, hot tub, firepit, pool decking, covered patio and outdoor kitchen with fridge have been added
- All flooring (engineered wood and tile) has been installed
- Kitchen remodeled, including backsplash, microwave/convection oven wall unit, dishwasher, custom cabinets, soft close drawers, pull out shelves, cooking sheet cabinet, silverware drawer, and corner cabinet with pull out door
- Custom matching laundry room cabinets with pull out shelves and tons of space
- Bathrooms remodeled, including all new faucets, raised toilets with pressure assist
- Electrical box upgrade, AC components replaced, AC intakes added in two bedrooms
- Solar powered attic fan added, upgraded LED lighting and recessed lighting, sprinkler system installed
- Oak mantle was custom made for the fireplace with a power outlet at the top for a tv
- RainSoft water treatment system and reverse osmosis at the kitchen sink
- 3 sides of fence replaced in 2025



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UTILITIES	
WATER	\$28
ELECTRICITY	\$300
GAS	\$30

HOA FEES INCLUSIONS	
HOA due:	\$800 due by January 31st each year
HOA phone:	281-376-4001
HOA covers:	Maintenance of common areas, including pool, tennis and pickleball courts, neighborhood park with swingset and jungle gym, entry and esplanade landscaping, and weightroom in the neighborhood clubhouse. HOA also covers pool and racket area access as well as private community walking trail.



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NEARBY RESTAURANTS

- T-Jin's (Chinese), Bleu (seafood), MOD Pizza, Chick fil A, McDonald's, Guiseppe's (Italian), Vintage Park with restaurants and shopping, MANY options in the area

NEARBY PARKS

- Green space / bayou behind the property
- Memorial Northwest neighborhood park
- Meyer Park with softball, baseball and soccer fields, playgrounds, walking trails
- Other neighborhood parks within walking distance

NEARBY SHOPPING SPOTS

- Vintage Park, Champion Plaza, Willowbrook Mall



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OTHER SPECIAL FEATURES OF THE PROPERTY

- House has been well loved, maintained and upgraded by a single family for 20 years
- Tremendous storage space, with walk in closets in all bedrooms and in the gameroom
- Pool, covered patio and decking makes for a serene setting, even to gaze at from indoors
- Gas fire pit and hot tub / spa make for extra outdoor options when the weather is cooler (or anytime!)
- Motion sensor lights in front of and side of garage provide extra security