

17303 TELEGRAPH CREEK DR.

SPRING, TX 77379

Home Features & Updates

This home includes several thoughtful updates and improvements designed to add comfort, convenience, and peace of mind for the next owner.

Major System Updates

- **Roof replaced** (November 2023)
- **AC system replaced** (2020)
 - Interior unit and exterior condenser unit replaced
- **Electrical panel updated** (Spring 2024)
- **Generator inlet added** (Spring 2025)
- **Water filtration and water softener system added** (2019)
 - Transferable warranty available

Interior Updates

- **Waterproof LVP flooring installed** (2024)
- **New baseboards throughout**
- **New shaker-style interior doors throughout**
- **Stainless steel appliances**
- **New bedroom carpet** (2019)
- **New windows** (February 2023)
- **Wood-burning fireplace remodeled** (2024)

Primary Bathroom Updates

- **Primary bathroom fully remodeled** (January 2025)
- **New bathroom vanity cabinets**
- **Upgraded tiled walk-in shower**
- **Primary shower includes a rain shower head**

Exterior & Drainage Improvements

- **Exterior trim painted** (2026)
- **Gutters added** (July 2024)
- **French drains installed**
- **New exterior doors**
- **Outdoor storage shed included**

Average Utility Bills & Community Highlights

Average Utility Bills

The following utility amounts are approximate averages provided by the seller.

Utility	Summer Average	Fall & Spring Average	Winter Average
Electric Bill	\$200	\$140	\$230
Water Bill	\$75	\$60	\$60

Community Amenities (Oakwood Glen)

Front Park

- **Community swimming pool**
- **Tennis courts**
- **Basketball court**

Back Park

- **Community clubhouse**
- **Volleyball court**
- **Baseball/soccer field**
- **Playground**
- **Walking trail**

Location Highlights

- **Zoned to Klein ISD**
- **Convenient access to I-45, Hwy 249, and Grand Parkway (99) via Louetta, Stuebner Airline, and Spring Cypress**
- **Minutes from Vintage Park shopping and dining**

*Utility figures, school zoning, HOA amenities, and location details are provided for general informational purposes. Buyers should independently verify all information.