Home Highlights
119 Springs Edge Dr

Interior & Living Spaces

- Open floor plan with high ceilings and slate flooring
- Spacious primary suite with accent lighting added (June 2026)
- Most bedrooms on the first floor, with an optional upstairs bedroom
- Custom closets
- Formal dining room
- Game room and flexible living space
- Fireplace
- Island kitchen with butcher block
- Two new A/C units with UV cleaning (August 2025)

Outdoor Living & Grounds

- Outdoor living area with kitchen
- Pool and spa
- New main pool pump (August 2026)
- New pool filters (May 2026)
- Creepy Crawly brand pool cleaner
- Fire pit added (May 2025)
- Mature trees and private setting
- Gated golf course community

AC ANDREA CURRAN TEAM

April Sound | Community & Area Highlights

Enjoy resort-style living in the gated April Sound community, offering golf, waterfront recreation, dining, and social amenities with membership.

- **Community Amenities**
  - **Golf:** 18-hole championship course and 9-hole family course.
  - **Clubhouse & Dining:** Full-service clubhouse, bar & grill, and private event facilities.
  - **Pools & Recreation:** Adult-only pool, family pool, and hot tub.
  - **Fitness & Sports:** Fitness center, tennis courts, and pickleball courts.
  - **Marina:** Private marina with direct access to Lake Conroe.
  - **Social Activities:** Year-round community events and organized activities.

Nearby Attractions & Conveniences

- **Waterpoint Marina:** Waterfront dining, boutique shopping, boardwalk, and boat slips.
- **April Plaza Marina:** Boat rentals, fuel docks, and boating supplies.
- **Margaritaville Lake Resort:** Spa, dining, water park, and entertainment.
- **Lake Conroe Park:** Swimming, fishing, picnic pavilions, and barbecue areas.
- **Sam Houston National Forest:** Nature trails, hiking, and outdoor recreation.
- **Pine Market at Woodforest:** Shopping, restaurants, fitness, and everyday services.
- **Historic Downtown Conroe:** Boutiques, breweries, live theater, and local dining.
- **Dining & Shopping:** Additional waterfront restaurants and retail destinations nearby.

Location & Accessibility

- **I-45 Access:** Convenient connections to The Woodlands, Houston, and George Bush Intercontinental Airport (IAH).

ANDREA CURRAN TEAM