



Under Contract - Pending on Market

# \$270,000

Call 7133771022 Today!

## 7735 LEAFBROOK LN, SPRING, TX 77379

### 3 BEDS, 2 FULL BATH(S)

This beautifully upgraded home in Spring offers comfort, functionality, and thoughtful improvements throughout. Enjoy peace of mind with a 2022 GAF roof, complete PEX re-pipe, gas line, tankless water heater, whole-home generator, and window/door replacements by Window World. The spacious backyard is an entertainer's dream with a covered patio, double-gated cedar fencing, a matching storage shed, water features, and a 6-zone smart irrigation system. Inside, you'll find fresh carpet and paint, surround sound wiring, Elfa closet systems, and a kitchen outfitted with a Bosch dishwasher and KitchenAid stove with a matching microwave oven. Bathrooms include Kohler fixtures and dual-spray shower heads. Security features include a SimpliSafe system, 16-camera monitor, Ring doorbell, and metal security door. Extras like an HVAC-ready garage, attic upgrades, leaf-proof gutters, basketball-ready driveway, and custom lighting complete the package—all just steps from the neighborhood pool.

### GENERAL DESCRIPTION

- Subdivision:** Oakwood Glen West Sec 02
- Property Type:** Single-Family
- Bedrooms:** 3
- Baths:** 2 Full
- Stories:** 1
- Garage:** 2 / Attached
- Style:** Ranch
- Year Built:** 1981
- Building Sqft:** 1,758 / Appraisal District
- Lotsize:** 7,700 / Appraisal District
- Maintenance Fee:** \$750 / Annually
- Market Area:** Champions Area
- Key Map:** 330E
- MLS# / Area:** 12828190 / 13



**Presented By**  
**Chad Sayles**

Walzel Properties - Spring

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**Listing Broker**  
**Keller Williams City View**

7735 Leafbrook Ln, Spring, TX 77379

Visit <https://www.har.com/12828190> for more information