



For Sale on Market

**\$449,000**

Call 7133771022 Today!

## RESIDENTIAL SINGLE FAMILY, 3 BEDS, 2 FULL & 1 HALF BATH(S)

This beautiful two-story home offers 3 bedrooms, 2.5 baths, a dedicated office, and an expansive loft, all designed with comfort, privacy, and everyday living in mind. The open floor plan is highlighted by soaring and vaulted ceilings, including a dramatic 20-foot north-facing living area that fills the home with natural light while keeping it cool and energy efficient with high-efficiency windows. The primary suite is conveniently located on the main level and features high ceilings, a beautiful bay window, and a spacious bath with a corner soaking tub, walk-in shower, dual vanities, and a large walk-in closet. Engineered hardwood floors flow throughout the downstairs, complementing the upgraded kitchen with wall oven, built-in microwave, large farmhouse sink, and thoughtful finishes ideal for entertaining. Upstairs, a huge loft and upgraded game room provide exceptional flexibility and privacy, with two secondary bedrooms connected by a Jack and Jill bath. Both adjacent neighbors are single story, offering rare upstairs privacy and peaceful views. Step outside to a backyard patio with pergola, perfect for relaxing or hosting guests. Located in the highly desirable Sunfield community, residents enjoy access to an incredible amenity center with a lazy river, pool, scenic walking trails, and nearby stocked reservoirs for recreational fishing. Conveniently close to I-35 and shopping, this home blends space, efficiency, and lifestyle in one exceptional package.

### GENERAL DESCRIPTION

**Subdivision:** Sunfield Ph Three Sec Five B

**Property Type:** Residential Single Family

**Bedrooms:** 3

**Baths:** 2 Full & 1 Half

**Stories:** 2

**Garage:** 2

**Year Built:** 2020

**Building Sqft:** 2,814 / Appraiser

**Lotsize:** 6,578

**Maintenance Fee:** \$200 / Quarterly

**MLS# / Area:** ABORTX-2375282



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

1098 Cherrystone Loop, Spring, TX 78610

Visit <https://www.har.com/ABORTX-2375282> for more information

Listing Broker