

T

SPACIOUS FAMILY HOME IN SOUGHT-AFTER SPRING TERRACE | KLEIN ISD

Welcome home to Spring Terrace — one of Spring's most established and beloved family communities, where tree-lined streets, top-rated schools, and a true neighborhood feel make every day feel like the life you've been working toward. This beautifully maintained 3-bedroom, 2-bath single-family home offers **2,162 sq ft of comfortable living space** on a generous 0.13-acre lot, delivering the room, privacy, and suburban lifestyle that growing families and first-time buyers have been searching for.

Room to Live, Room to Grow:

From the moment you walk in, the size of this home sets it apart. At over 2,100 square feet, there's space for everyone — a dedicated master suite, two additional bedrooms perfect for kids, guests, or a home office, and a full second bath that keeps morning routines running smoothly. The open layout creates a natural flow between living, dining, and kitchen spaces, making it ideal for both quiet family evenings and weekend entertaining. Step into the backyard and enjoy the privacy of your own 5,500 sq ft lot — room for a playset, a garden, a patio setup, or simply space to breathe.

Built to Last:

Constructed in 2007 with a durable brick/veneer exterior and slab foundation, this home was built with the quality and longevity Harris County families depend on. Central heating and air conditioning keep every season comfortable, and the attached garage adds the everyday convenience of covered parking, extra storage, and a secure entry point for the family.

Klein ISD — One of Houston's Most Trusted School Districts:

For families with school-aged children, this address is a genuine gift. Klein ISD is consistently recognized for its academic programs, extracurricular opportunities, and family-oriented community — one of the key reasons buyers specifically seek out Spring Terrace when putting down roots in the Houston suburbs. Your children will be zoned to schools that parents in this neighborhood rave about.

A Location That Works for Your Life:

Spring Terrace offers convenient access to major roads and highways, a variety of shopping centers, restaurants, and recreational parks — everything a family needs within a short driving distance. You're minutes from Grand Parkway (Hwy 99), I-45, and FM 2920, putting Downtown Houston, The Woodlands, and major employers across the North Houston energy corridor all within easy reach. Date

nights, grocery runs, weekend adventures at Spring Creek Greenway — it's all right here.

Ready for You to Make It Yours:

The home is currently occupied by a tenant on a **month-to-month lease** who is fully prepared to vacate upon sale (with a proper 30 days written notice terminating the lease as required by law in the lease contract) ensuring a smooth and flexible transition for your family. No long waits, no complicated timelines — just the keys to your new home on a schedule that works for you.

This is the kind of home that doesn't stay on the market long in Spring Terrace. Solid bones, unbeatable location, top-tier schools, and a layout your family will grow into for years to come.

Schedule your private showing today — this one is worth seeing in person.

3 Bedrooms / 2 Full Baths / 2,162 Sq Ft / 0.13-Acre Lot / 1-Car Garage / Built 2007 / Brick/Veneer Exterior / Slab Foundation / Klein ISD / Spring Terrace Sec 5 / MLS# 81174725

*This printout has been prepared by Seller.