

COMPASS

FALLS AT IMPERIAL OAKS

32111 Aspen Grove Court

4 BD 3.5 BA 3287 SF



Features

32111 Aspen Grove Court
Spring, Texas 77386

- **4 bedrooms, 3.5 bathrooms**, first-floor primary suite, private home office, formal dining room, upstairs game room, and an open-concept main living area.
- **Heated backyard pool and spa** with a sundeck and covered patio, creating an inviting outdoor living space with direct views of the pool from the kitchen and main living areas.
- **Spacious open-concept kitchen** with 42" white cabinetry, quartz countertops, large island with seating, built-in stainless steel appliances, 5-burner cooktop, recessed lighting, and an easy connection to the breakfast and family rooms.
- **Custom butler's pantry and coffee/wine bar** with dedicated wine and beer/beverage refrigerators, additional cabinetry, counter space, and storage for entertaining and everyday use.
- **First-floor primary suite** with dual vanities, oversized walk-in shower, generous closet space, and updated flooring.
- **3-car tandem garage** provides valuable additional parking, storage, or workspace, enhanced by custom built-in garage cabinetry.
- **Walk-in "Texas basement"** attic offers an impressive amount of easily accessible storage with reinforced flooring—no pull-down attic ladder required.
- **Private home office** with French doors and custom denim-blue built-in cabinetry, shelving, and workspace that adds both function and a distinctive designer detail.
- **Hardwood flooring** extends from the entry through the main living spaces, complemented by fresh interior paint and abundant natural light.
- **Upstairs game room** creates a flexible second living space surrounded by spacious secondary bedrooms.
- **Custom built-in bookshelves** upstairs provide additional display and storage space while adding character beyond standard builder finishes.
- **Thoughtful custom built-ins** were added throughout the home within the last five years, including the office cabinetry, coffee/wine bar, upstairs bookshelves, and garage storage.
- **Cul-de-sac homesite** offers a setting with less through traffic while still providing convenient access in and out of the neighborhood.
- **Refreshed landscaping** enhances the outdoor spaces and curb appeal.

Floorplan

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The Lake Club offers a 4,200-square-foot clubhouse with a full kitchen, verandah and grilling area, fitness center, playroom, showers, resort-style swimming pool, furnished cabanas, concession stand, and splash pad with beach-style entry.

The Retreat features an additional 3,200-square-foot recreation center with a beach-entry pool, splash pad, shaded outdoor patio, covered pavilions, fire pit, grilling areas, nearby nature trails, seating areas, and a soccer/ball field.

100-acre Lake Holcomb offers trails, a fishing dock, picnic areas, and scenic seating, while the 44-acre Woodson's Gully Nature Preserve provides forested paths and additional opportunities to enjoy the outdoors.

Miles of trails connect recreation areas throughout the community, along with seven lakes with fountains, three playgrounds, a private tennis court striped for pickleball, benches, and green spaces.

Happy Tails Dog Park includes shaded areas, separate spaces for large and small dogs, a pond, and drinking fountain. The community is also home to the **Holcomb Family YMCA** with fitness, aquatics, sports, and recreational facilities.



*We've asked the sellers a few questions to
get to know their community...*

How would you describe the area, and what it's like living here?

The neighbors are friendly, and we've really enjoyed the sense of community here! You are close enough to easily ride bikes to Bradley Elementary and to Lake Holcomb for exercise or a picnic.

What has been your favorite thing about living in this community?

The neighbors! So many of our neighbors are genuinely kind and welcoming. They've been such a special part of living here, and we will miss them so much.

What are your favorite places to eat, shop, visit in the neighborhood?

HEB is close by for groceries. Republic Grille and Dolce Niente are nice restaurants that we frequent. Summer Moon is a good spot for coffee. Ace Hardware has a cute little shop inside it if you need a last minute gift. Handel's ice cream is amazing, they have a million flavors. I highly recommend the s'mores or chocolate chunk!

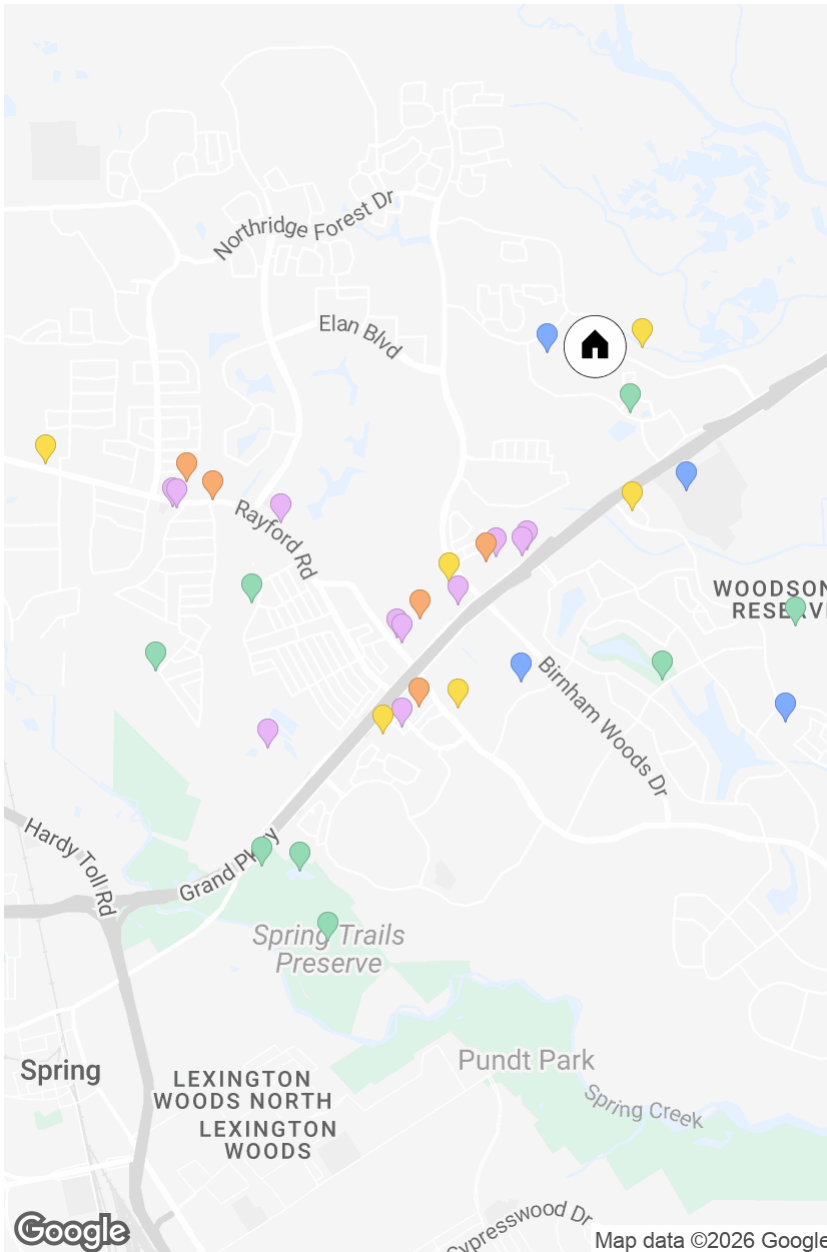
What else can you share with future buyers?

This house has been well loved and taken care of. We have always felt that if you take care of your home, it will take care of you. If you do choose this house, please know that the neighbors have been such a special part of our time here. You'll often see neighbors gathering in the cul-de-sac in the evenings, and that is something we will truly miss.

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SCHOOLS

Bradley Elementary School, 0.25mi
Grand Oaks High School, 0.87mi
York Junior High School, 1.76mi
Clark Intermediate School, 2.15mi

GROCERY STORES

Kroger Marketplace, 1.24mi
Walmart Supercenter, 1.66mi
H-E-B, 2.05mi
ALDI, 2.12mi
Kroger, 2.21mi

RESTAURANTS

Woodson's Local Tap + Kitchen (Grand Parkway), 1.14mi
Chick-fil-A, 1.50mi
The Republic Grille, 2.19mi
Community Fieldhouse Sports Bar and Grill, 2.66mi
Chicken Salad Chick, 1.10mi
Whataburger, 1.82mi
Pizza Hut, 1.85mi

Jet's Pizza, 2.32mi
T. Jin's China Diner, 1.19mi
Marco's Pizza, 1.81mi

PARKS

Creekside Village Park, 0.38mi
Liberty Lake Park, 1.74mi
Lexington Park, 1.76mi
Fox Springs Park, 2.20mi
Forest Village Park, 2.80mi
Spring Trails Lake, 3.09mi
Spring Creek Greenway Nature Center, 3.17mi
Spring Trails Preserve, 3.34mi

GYMS

Holcomb Family YMCA, 0.23mi
Club Pilates, 0.86mi
World Champions Centre, 1.42mi
Wicked Core - Lagree Fitness Studio Spring Creek, 1.98mi
LA Fitness, 2.27mi
Anytime Fitness, 2.88mi