



28119 ROCKHILL DRIVE

SPRING, TEXAS 77386 | WOODSON'S RESERVE

PROPERTY FEATURES & UPGRADES

EXPANDED TOLL BROTHERS PEYTON - BERKSHIRE

Over 6,000 sq. ft. of thoughtfully expanded living and entertaining space

- **EXPANDED PRIMARY RETREAT**

Oversized 21' x 20' primary retreat with two walk-in closets and a spacious en-suite bath designed for exceptional comfort.

- **FLEXIBLE PRIVATE STUDY**

Large study includes a separate doored workroom - ideal for printing, storage, a second office, or a flexible private-use space.

- **FIVE-BEDROOM LAYOUT**

Two bedrooms downstairs and three upstairs. Downstairs secondary suite includes a private bath and walk-in closet.

- **UPSTAIRS BEDROOM SUITES**

One upstairs bedroom has a private bath; two additional bedrooms share a Jack-and-Jill bath. Each features a walk-in closet.

- **EXPANDED GAME ROOM**

Opened and enlarged game room provides generous space for recreation, gathering, and flexible family living.

- **MASSIVE MEDIA ROOM**

Dedicated media room offers an impressive setting for movies, sports, gaming, and at-home entertainment, with plumbing in place for a future sink or bar addition.

- **SPLIT FOUR-CAR GARAGE**

Split four-car configuration provides generous vehicle parking and storage across separate garage bays.

- **FULLY FLOORED ATTIC**

Fully floored attic above the two-car garage provides generous additional storage space.

DESIGNED FOR ENTERTAINING



EXPANSIVE GOURMET KITCHEN

GOURMET KITCHEN

An expansive kitchen anchors the main living area with a substantial island, abundant cabinetry and counter space, built-in appliances, and an open connection to the family room - built for everyday living and large-scale entertaining.



UPGRADED OUTDOOR LIVING

OUTDOOR KITCHEN + MOTORIZED SCREEN

Upgraded covered patio features a full outdoor kitchen with built-in grill/cooktop, refrigerator and sink, plus motorized screens that can be lowered for a screened-in experience or raised for open-air entertaining.



PRIMARY RETREAT



MEDIA ROOM



PRIVATE STUDY

WOODSON'S RESERVE - MASTER-PLANNED LIVING

Residents enjoy Woodson's Club, a 9,000-sq.-ft. amenity center with a resort-style pool and lazy river, lap pool, 24-hour fitness center, indoor/outdoor gathering spaces and event lawns. The community also features miles of nature trails, playgrounds, a dog park, community lakes and more than 115 acres of preserved nature areas.

● 5 BEDROOMS

● 4 BATHS + 2 HALF BATHS

● 4-CAR GARAGE

● MEDIA ROOM

● GAME ROOM

● OUTDOOR KITCHEN