



BENDERS LANDING ESTATES • SPRING

4110 Balsam Fir Lane

Spring, Texas 77386

FEATURES & UPGRADES

A remodeled retreat on a private, wooded acre-plus homesite



GARCIA REAL ESTATE GROUP

Setting & Architecture

THE ESTATE

- Private, tree-lined homesite of more than an acre in Benders Landing Estates
- Stone-and-stucco elevation with a timber-accented, covered entry
- New exterior lantern lighting across the front elevation
- Soaring vaulted ceilings in the foyer and great room
- Mature trees and layered privacy landscaping throughout the lot, including Little Gem magnolias and Eagleston holly
- Attached three-car garage

Outdoor Living

ALFRESCO

- Pool and raised spa with travertine decking and surround
- Three Little Gem magnolias frame the pool as a natural privacy screen
- Covered patio with outdoor kitchen niche, mounted TV and new ceiling fan
- Ceiling speakers on the back patio
- Rachio smart sprinkler system keeps the grounds effortless

Primary Retreat

SANCTUARY

- Primary suite with tray ceiling
- Spa-style bath with soaking tub, separate walk-in shower and dual vanities
- Bath refreshed with painted cabinetry, shiplap, new mirrors and new light fixtures
- Reconfigured closet with metal clothing rods and floor-to-ceiling shoe shelving

Chef's Kitchen

CULINARY

- Fully remodeled in 2023 with Taj Mahal quartzite countertops
- Waterfall island anchoring the kitchen and gathering space
- Handmade Zellige tile backsplash and plaster vent hood
- New cabinet doors and drawer fronts with soft-close hardware
- White oak pantry door with fluted glass
- GE Monogram appliance suite with gas cooktop
- New Bosch dishwasher and new sink and faucet
- New pendant lighting and built-in ceiling speakers

Living & Entertaining

GATHER

- Great room with stacked-stone fireplace, white oak mantel and white oak ceiling beam
- Vertical shiplap accent wall, new cabinetry and new ceiling fans
- Dining room opened up by replacing four columns with a structural beam
- Raised dining platform with octagonal tray ceiling and engineered white oak flooring
- Media/game room with surround sound and custom cabinetry
- Private study with French doors, fully color-drenched in 2026

Bedrooms & Finishes

CRAFTSMANSHIP

- Four bedrooms, including two secondary bedrooms with en-suite or nearby baths
- Pool bath with white oak vanity and Taj Mahal quartzite counter, accessible from the pool and the media room
- Mudroom drop zone with new cabinetry and Taj Mahal quartzite counter
- Added cabinetry in the laundry room
- New LVP flooring in the secondary bedroom near the garage
- All secondary bathroom lighting updated in 2026
- Fresh interior paint throughout in 2026

Systems & Updates

PEACE OF MIND

- Full roof replacement in 2026
- New back fence in 2026
- All new smoke detectors and carbon monoxide sensors in 2026
- Whole-house water softener
- Whole-house Wi-Fi mesh network
- Sump pump and French drains



Room to breathe, built to entertain.