

One story  
in  
GATED  
Community  
of  
Gleannloch  
Farms  
with  
extensive  
list of  
UPGRADES



\$499,000.00

**8919 LEANING HOLLOW LN, SPRING, TX  
77379, USA**

<https://test.houston-re.com>



PREMIUM DESIGNED 2018 ONE-STORY HOME IN A GATED SUBDIVISION WITH OVER \$119K IN CUSTOM UPGRADES! This treasured home is on a cul-de-sac and welcomes you with an easy to maintain 4-sided brick & stone exterior and deep 11 ft covered entry. The open floor plan showcases Wood floors throughout, New 2023 Sherwin Williams paint, Customized [...]

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## Rooms & Units Description



**Property title:** 8919 Leaning Hollow Spring Texas 77379

**Room Description:** 1 Living Area,Family Room,Formal Dining,Utility Room in House

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Tub/Shower Combo

**Photo Count:** 50

**Original List Price:** 499000.00

**Room Count:** 9

**Bed Room Description:** All Bedrooms Down,Split Plan,Walk-In Closet

**Master Planned Community:** Gleannloch Farms

**HOA Mandatory:** 1

**Green Certification:** Energy Star Qualified Home

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## Property Details

**Parcel Number:** 136-171-001-0026

**Style:** Traditional

**Price Sq Ft List:** 190.53

**Acres Description:** 0 Up To 1/4 Acre

**Stories:** 1

**Restrictions:** Deed Restrictions, Deed Restrictions

**Lot Description:** Cul-De-Sac,In Golf Course Community,Subdivision Lot

**List Type:** Exclusive Right to Sell/Lease

**Acres:** 0.2226

**Dwelling Type:** Free Standing

**Floors:** Tile,Wood

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## Property Features



**Exterior:** Back Yard Fenced,Controlled Subdivision Access,Covered Patio/Deck,Patio/Deck,Porch,Side Yard,Sprinkler System,Subdivision Tennis Court

**Roof:** Composition

**Garage Carport:** Auto Garage Door Opener,Double-Wide Driveway

**No Of Garage Cap:** 2

**Cool System:** Central Electric

**Fireplace Description:** Gas Connections,Gaslog Fireplace

**Energy:** Attic Vents,Ceiling Fans,Digital Program Thermostat,High-Efficiency HVAC,HVAC>13 SEER,Insulated/Low-E windows,Radiant Attic Barrier,Tankless/On-Demand H2O Heater

**Oven Type:** Convection Oven,Double Oven

**Water Sewer:** Public Sewer,Public Water,Water District

**Microwave:** 1

**Siding:** Brick,Cement Board,Stone

**Interior:** Crown Molding,Drapes/Curtains/Window Cover,Fire/Smoke Alarm,Formal Entry/Foyer,High Ceiling,Refrigerator Included,Wired for Sound

**Foundation:** Slab

**Garage Desc:** Attached Garage,Oversized Garage

**Heat System:** Central Gas

**Pool Area:** 1

**Fireplaces Number:** 1

**Kitchen Desc:** Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room,Pantry,Under Cabinet Lighting,Walk-in Pantry

**Dishwasher:** 1

**Countertops:** Granite/Quartz

**Golf Course:** Gleannloch Farms Golf Club

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## Fees & Taxes

**Tax Rate:** 2.4147

**Tax Year:** 2022

**Other Mandatory Fee:**  
Transfer/Resale/Welcome/Deed

**Fee Other Amount:** 697

**Tax Amount:** 9054

**Maint Fee Includes:** Clubhouse,Courtesy Patrol,Grounds,Limited Access Gates,Recreational Facilities

**Fee Other:** 1

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## Basics

**Baths Full:** 2

**Baths Half:** 1

**Year Built Src:** Builder



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## Location Details

**Area:** 14

**School District:** 32 - Klein

**School Elementary:** HASSLER  
ELEMENTARY SCHOOL

**School High:** KLEIN CAIN HIGH SCHOOL

**Geo Market Area:** Spring/Klein/Tomball

**Zip:** 77379

**County Or Parish:** Harris

**Directions:** Hwy 249 going north, exit east on Spring Cypress. Left on Champion Forest. Left into gated entrance which is Leaning Hollow. House on left.

**School Middle:** DOERRE INTERMEDIATE SCHOOL

**Subdivision:** Gleannloch Farms

**State:** Texas

**City:** Spring

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## Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

**Exemptions:** Homestead

**Range Type:** Gas Cooktop

**Access:** Automatic Gate

**Master Planned Community YN:** 1

**Connections:** Electric Dryer Connections,Washer Connections

**Disposal:** 1

**Finance Available:** Cash Sale,Conventional,FHA,VA

**Legal:** LT 26 BLK 1 HIGHLAND VILLAGE AT GLEANNLOCH FARMS

**DOM:** 1

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## Courtesy of

**List Office Name:** RE/MAX Elite Properties

