



\$525,000.00

## 9502 MERLINS OAKS CT, SPRING, TX 77379, USA

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



Traditional home on secluded cul-de-sac street, oversized lot, 3-car garage. 2 story foyer, hardwood floors throughout. French doors to study, formal dining w/crown molding & art niches. Wall of windows in living room, stacked stone gas log fireplace, updated lighting. Island kitchen w/Avanza countertops, double ovens, 4-burner gas range, updated lighting in breakfast rm. Primary [...]

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### Rooms & Units Description



**Property title:** 9502 Merlins Oaks Spring Texas  
77379

**Room Count:** 11

**Room Description:** Breakfast Room,Den,Formal Dining,Gameroom Up,Home Office/Study,Living Area - 1st Floor,Utility Room in House

**Bed Room Description:** En-Suite Bath,Primary Bed - 1st Floor,Walk-In Closet

**Master Bath Desc:** Primary Bath: Double Sinks,Primary Bath: Jetted Tub

**Master Planned Community:** Gleannloch Farms

**Photo Count:** 50

**Subdivision Lake Access YN:** 1

**HOA Mandatory:** 1

**Original List Price:** 525000.00

**Key Map:** 329G

**Vac Rental:** Not Allowed

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## Property Details

**Parcel Number:** 120-190-001-0015

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

**Style:** Traditional

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

**Builder Name:** Newmark

**Price Sq Ft List:** 147.76

**Acres:** 0.361

**Acres Description:** 1/4 Up to 1/2 Acre

**Dwelling Type:** Free Standing

**Stories:** 2

**Floors:** Carpet,Tile,Wood

**Ownership:** Full Ownership

**Restrictions:** Deed Restrictions, Deed Restrictions

**Utility District:** 1

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## Property Features



<b>Exterior:</b> Back Yard,Back Yard Fenced,Patio/Deck,Subdivision Tennis Court	<b>Interior:</b> Crown Molding,Drapes/Curtains/Window Cover,High Ceiling
<b>Roof:</b> Composition	<b>Foundation:</b> Slab
<b>Garage Carport:</b> Additional Parking,Auto Garage Door Opener,Double-Wide Driveway	<b>Garage Desc:</b> Detached Garage
<b>No Of Garage Cap:</b> 3	<b>Heat System:</b> Central Gas
<b>Cool System:</b> Central Electric	<b>Pool Area:</b> 1
<b>Fireplace Description:</b> Gas Connections	<b>Fireplaces Number:</b> 1
<b>Energy:</b> Ceiling Fans,Digital Program Thermostat,Insulated/Low-E windows	<b>Kitchen Desc:</b> Breakfast Bar,Pantry
<b>Oven Type:</b> Electric Oven	<b>Dishwasher:</b> 1
<b>Water Sewer:</b> Public Sewer,Public Water,Water District	<b>Countertops:</b> Avanza
<b>Microwave:</b> 1	<b>Golf Course:</b> Gleannloch Farms Golf Club
<b>Siding:</b> Brick	

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## Fees & Taxes

<b>Tax Rate:</b> 2.4147	<b>Tax Amount:</b> 9243
<b>Tax Year:</b> 2022	<b>Maint Fee Includes:</b> Clubhouse,Courtesy Patrol,Recreational Facilities
<b>Other Mandatory Fee:</b> TransferFee+Resale+WelcomePacket	<b>Fee Other:</b> 1
<b>Fee Other Amount:</b> 696.50	

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## Basics

<b>Baths Full:</b> 3	<b>Baths Half:</b> 1
<b>Year Built Src:</b> Appraisal District	

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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:** From TX-249, use Texas 99 Frontage Rd,  
Take the Gleannoch Forest Dr. exit towards Champion  
forest Dr. RIGH on Gleannloch forest Dr. RIGHT on  
Roseberry Manor Dr. LEFT onto Ashdown Forest Dr.  
RIGHT on Merlins Oak Dr., turn LEFT onto Merlins Oaks  
Ct.

**School Middle:** DOERRE INTERMEDIATE SCHOOL

**Subdivision:** Gleannloch Farms

**State:** Texas

**City:** Spring

Miscellaneous

**Annual Maint Desc:** Mandatory

**Realist Block:** Deed Restrictions

**Disclosures:** Mud,Sellers Disclosure

**Exclusions:** Wood shelf in half bath

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

**Legal:** LT 15 BLK 1 GLEANNLOCH FARMS SEC 7

**DOM:** 15

**Master Planned Community YN:** 1

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

**Disposal:** 1

**Exemptions:** Homestead,,,,,,,,,

**Range Type:** Gas Range

**Legal Subdivision:** GLEANNLOCH FARMS

Courtesy of

**List Office Name:** BHGRE Gary Greene

