



1906 SPILLERS LANE

1906 SPILLERS LN, HOUSTON, TX 77043

\$610,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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****The projects are done. The memories are yours to make.**** Nestled on a quiet cul-de-sac in desirable Spring Branch, this thoughtfully maintained home offers something today's buyers value most-peace of mind. The costly updates have already been completed, including the roof, PEX plumbing, HVAC system, irrigation, Level 5 walls, fresh interior paint, remodeled bathrooms, updated lighting, and more, allowing you to move in with confidence instead of planning your next renovation.

**Cooling: Central A/C,
Fireplace Count: 1 Fireplace,
Garage Count: 2 Car Garage,
Sewer: Public,
Special Program: Global Luxury,
Water: City Water**

\$610,000



Inside, the flexible floor plan features inviting living spaces, a bright enclosed sunroom overlooking the backyard, and a covered patio beneath mature shade trees-perfect for morning coffee, family gatherings, or quiet evenings at home. Conveniently located near the Energy Corridor, CityCentre, Memorial City, premier shopping, dining, and major commuter routes, this is more than a house-it's a home that's been lovingly cared for and is ready for its next chapter.





TOTAL: 2,523 sq. ft.

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SIGNIFICANT PROPERTY IMPROVEMENTS & UPDATES

A Home That's Been Cared For.



MAJOR SYSTEMS & MECHANICAL UPDATES

- ✓ Roof replaced (2019)
- ✓ Water heater replaced (2016)
- ✓ Complete PEX re-pipe (2021)
- ✓ A/C system replaced (2021)
- ✓ Furnace replaced (2021)
- ✓ Garbage disposal replaced (2021)
- ✓ Irrigation system installed (Rain Bird) (2022)
- ✓ New garage door track (2026)



LIGHTING & ELECTRICAL ENHANCEMENTS



INTERIOR RENOVATIONS

- ✓ Family room, Dining Room, Half Bath, Primary Bedroom, Primary Bathroom and Secondary Bathroom remodeled
- ✓ Flooring and carpet replaced throughout most of the home including kitchen
- ✓ Level 5 wall finish applied to walls and ceilings, retextured and repainted (2023)



APPLIANCES & ADDITIONAL IMPROVEMENTS