



**FOR SALE**

## Rivermont in Spring Branch

1251 Deep Water , Spring Branch TX 78070

MLS: 1575872

PRICE: \$715,000.00

**Bedrooms:** 2  
**Full Baths:** 2  
**Half Baths:** 1  
**Lot Size:** 1.88 Acres  
**Floors:** 1

**Subdivision:** Rivermont  
**Year Built:** 2006  
**HOA:** Yes  
**Parking:** 2 Cars

### PROPERTY FEATURES:

- ☑ Central A/C
- ☑ High/Vaulted ceiling
- ☑ Bonus/Rec room
- ☑ Dishwasher
- ☑ Stainless steel appliances
- ☑ Yard
- ☑ Central heat
- ☑ Walk-in closet
- ☑ Dining room
- ☑ Microwave
- ☑ Laundry area - inside
- ☑ Swimming pool
- ☑ Fireplace
- ☑ Tile floor
- ☑ Breakfast nook
- ☑ Granite countertop
- ☑ Balcony, Deck, or Patio

### OTHER FEATURES:

- ☑ Triple Crown Molding
- ☑ Sits off the road
- ☑ Quality Custom Home
- ☑ Recent update and upgrades
- ☑ Guadalupe River Park
- ☑ EZ convert dining to 3rd Br
- ☑ Privacy
- ☑ New HVAC System

### PROPERTY DESCRIPTION:

Amazing, meticulously maintained home on a private, peaceful and beautiful almost 2 acre lot(s)!! Loaded with quality upgrades including extensive crown moldings, many electrical upgrades, dimmer switches on most lighting, stainless steel triple ovens, gas cook top, custom all wood cabinets, built in gun safe, wet bar in the media/game room, outdoor kitchen with propane supply, sprinkler system to every area including the hanging plants!! Formal dining room easily converts to 3rd bedroom!! Recent updates and upgrades include: New HVAC system 12/2021, New granite kitchen counter tops and backsplash October 2021!! New granite vanities in guest bath and 1/2 bath!! New (2) water heaters, summer 2021!! New carpet in master and guest bedroom February 2021!! New Stainless steel dishwasher October 2020!! Propane tank filled September 2021!! All trees trimmed and sealed November 2021!! Rivermont has 3 parks to enjoy!! The Pool Park with restrooms and playground, The Pavilion Park with covered pavilion, restrooms, tennis,