

Modern Spring Branch Living with Green Space at Your Door



9803 Blissful Prairie Lane

Spring Branch | Houston, TX

This spacious end-unit pairs open-concept living, a private bath for every bedroom, and a premium green-space setting with the modern finishes and thoughtful functionality today's buyers want.

Modern Spring Branch Living. Thoughtfully Designed:

- 2,231 square feet of thoughtfully designed living space across two stories.
- 3 bedrooms and 3.5 bathrooms, with a private en-suite bath for every bedroom.
- Built in 2022 by InTown Homes.
- Desirable end-unit floor plan with additional windows and abundant natural light.
- Premium lot positioned alongside the community walking trail and green space.
- Oversized private patio creates additional space for relaxing and entertaining outdoors.
- Attached two-car garage with direct access into the home.
- Open-concept first-floor living, dining, and kitchen with soaring 12-foot ceilings.

Elevated Open-Concept First Floor Living & Designer Kitchen:

Soaring ceilings, abundant natural light, and a thoughtfully designed kitchen come together in an open first floor that feels spacious, polished, and made for both everyday living and entertaining.

Thoughtful First-Floor Details:

- Expansive open-concept living and dining areas feature soaring 12-foot ceilings, recessed lighting, custom window shades, and additional end-unit windows that fill the space with natural light.
- Wide-plank hardwood flooring extends throughout the main living areas and continues onto the staircase for a cohesive, elevated look.
- Oversized three panel sliding glass doors, highlighted by smart motorized curtains, connect the living room directly to the patio, extending the living space outdoors and creating an easy flow for entertaining.
- 8-foot interior doors throughout the first floor complement the home's taller ceilings and sense of scale.
- Custom mudroom conveniently positioned off the attached garage features a cushioned bench, coat hooks, open shoe cubbies, overhead storage, and extensive built-in cabinetry.
- Generous under-stair storage closet extends approximately 12 feet deep with additional wraparound storage, maximizing otherwise unused space.
- Stylish powder bath features a blue vanity, marble-look countertop, undermount sink, brushed-gold fixtures, and decorative scalloped mirror.
- Three-panel Shaker-style interior doors framed with substantial Craftsman-style casing and decorative header trim throughout the home.

Kitchen highlights include:

- Oversized kitchen island provides generous prep and serving space, casual seating, abundant drawer and cabinet storage, and a built-in microwave.
- White quartz countertops with soft gray veining offer a clean, durable work surface throughout the kitchen.
- Linear mosaic tile backsplash adds subtle texture and contemporary contrast.
- Abundant 42-inch Shaker-style cabinetry provides generous storage with streamlined brushed-metal hardware.
- Fisher & Paykel 36-inch dual-fuel range features five sealed burners and a 4.9-cu.-ft. convection oven.
- Matching Fisher & Paykel stainless steel vent hood creates a polished focal point above the range.
- Fisher & Paykel Double DishDrawer dishwasher features two independently operated drawers with flexible, adjustable racking for customized loads.
- Oversized window above the kitchen sink brings in additional natural light while overlooking the community park, walking trail, and green space.
- Designer glass pendant lighting highlights the oversized island and complements the kitchen's clean, contemporary finishes.

A Primary Retreat + Private Suites for Everyone:

A light-filled primary retreat, spa-like bath, and two secondary bedrooms with their own walk-in closets and en-suite baths give everyone a space that feels distinctly their own.

- Primary suite features:
 - Soaring vaulted ceilings, wide-plank hardwood flooring, and oversized end-unit windows that bring in abundant natural light and showcase peaceful green-space views.
 - Modern ceiling fan complements the clean, contemporary design.
 - Gigantic walk-in closet with built-in shelving, pull down racks, and extensive hanging space provides exceptional everyday storage.
- Secondary bedroom suites complete with:
 - Both secondary bedrooms offer walk-in closets and private en-suite bathrooms, giving family members or guests added privacy and convenience.
 - Each en-suite bath features quartz countertops, undermount sinks, contemporary cabinetry, and tiled tub/shower surrounds.
 - Individual tile selections give each secondary bath its own subtle designer finish while maintaining the home's cohesive contemporary style.
- Spa inspired primary bathroom includes:
 - Stunning quartz countertops span a substantial vanity with dual undermount sinks, abundant cabinetry, and a dedicated seated vanity area.
 - Oversized illuminated vanity mirror and recessed lighting provide bright, functional illumination.
 - Large-format marble-look tile extends across the flooring and throughout the wet areas for a polished, cohesive finish.
 - Spacious frameless-glass walk-in shower features floor-to-ceiling marble-look tile, a built-in bench, and handheld shower system.
 - Deep soaking tub with deck-mounted fixtures and handheld sprayer creates a dedicated place to unwind.
 - Multiple end-unit windows fill the bathroom with natural light, while layered privacy shades offer flexibility when needed.
 - Direct access from the primary bath to the walk-in closet creates an easy, functional daily flow.



End-Unit Living + Green Space at Your Doorstep:

Positioned alongside the community's walking trail and green space, this end-unit home pairs a private outdoor retreat with thoughtful exterior upgrades designed for convenience, durability, and everyday living.

- Desirable end-unit location adjacent to the community walking trail, green space, and dog park puts outdoor space just steps from home.
- Private patio overlooks the surrounding green space and features a remote-controlled retractable awning for adjustable shade when you want it and open sky when you don't.
- Contemporary exterior architecture combines a steep gabled roofline with horizontal and board-and-batten siding for a distinctive modern look.
- Recessed smart soffit lighting follows the roofline, highlighting the home's architecture and creating exterior illumination after dark.
- Modern 8-foot entry door complements the home's clean architectural style.
- Full gutter system surrounds the home for added water management and exterior protection.
- Attached two-car garage features epoxy-coated flooring and a smart garage door opener.
- Whole-house surge protector plus generator inlet and interlock setup, professionally installed by a licensed electrician, provide added storm-season preparedness.
- Dedicated natural gas connection can accommodate a gas grill or generator.

Built for Comfort, Efficiency + Long-Term Performance

Thoughtful construction, upgraded insulation, zoned climate control, and energy-conscious systems work together to improve comfort, efficiency, and everyday livability throughout the home.

- Built as part of InTown Homes' Eco-Hip™ program, incorporating energy-conscious construction practices designed to meet or exceed applicable energy-code standards at the time of construction.
- 2x6 exterior wall construction provides added structural rigidity while allowing for increased wall insulation.
- R-19 insulation in exterior walls and R-30 attic insulation help improve thermal performance throughout the home.
- Radiant barrier helps reduce heat transfer through the attic during Houston's warmer months.
- Low-E, double-pane energy-efficient vinyl windows help limit heat transfer while allowing abundant natural light.
- Trane 16 SEER HVAC system with a two-stage compressor provides efficient, responsive heating and cooling.
- Trane zoned HVAC system allows independent temperature control by floor for more customized comfort.
- Programmable thermostats provide convenient control over heating and cooling schedules.
- MERV 10 high-performance media air filtration helps capture airborne particles and support improved indoor air quality.
- Tankless water heater provides on-demand hot water while eliminating the need for a traditional storage tank.
- CertainTeed AirRenew® drywall is designed to resist mold and moisture while helping capture and convert certain airborne VOCs.
- DOW WEATHERMATE™ weather barrier system adds an additional layer of protection against air and moisture intrusion.
- ENERGY STAR® appliances contribute to the home's overall energy-conscious design.

A Convenient Spring Branch Location + Connected City Living:

A private Spring Branch setting, community amenities, and quick access to some of West Houston's biggest employment, shopping, dining, and entertainment destinations make everyday life exceptionally convenient.

- Located within a private residential community
- Residents enjoy access to a community swimming pool, dog park, and walking trails.
- Zoned to the highly regarded Spring Branch ISD.
- Convenient Spring Branch location with easy access to major Houston roadways and destinations.
- Minutes from I-10, Beltway 8, 610, and 290 providing convenient connections throughout Houston.
- Close to Memorial City, CITYCENTRE, the Energy Corridor, and the Galleria area for shopping, dining, entertainment, and major employment centers.



First Floor



Second Floor

