



Dana Roadnight with Styled Real Estate Announces 31311 Brighton Brook Ln Listing in Spring, Texas

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Dana Roadnight with Styled Real Estate announced the active listing of 31311 Brighton Brook Ln in The Falls at Imperial Oaks. The property is listed at \$525,000 and is part of the residential inventory in Spring, Texas and ZIP code 77386.

Built in 2011 by David Weekley Homes, the residence offers approximately 3,314 square feet with four bedrooms and three full bathrooms on the first floor. The second floor includes a gameroom measuring approximately 17 by 26 feet, providing additional flexible-use space for recreation, media, office expansion, or other household needs.

"The floor plan places all four bedrooms on the first level and maintains a separate upstairs bonus area," said Dana Roadnight with Styled Real Estate. "That configuration is an important comparison point for buyers evaluating floor-plan efficiency in this part of Spring."

Interior features include an open-concept main living area, a kitchen with a butler's pantry, soft-close cabinetry, and dedicated storage. A private study at the front of the home supports remote and hybrid work routines, while the overall floor plan separates gathering areas from quieter work and bedroom spaces.

The home sits on an approximately 11,570-square-foot lot and includes professional landscaping, full-yard irrigation, and a three-car attached garage. The property also features a brand new roof installed in 2025. Buyers should independently verify all measurements, disclosure items, school zoning, and other material facts during due diligence.

Residents of The Falls at Imperial Oaks community have access to amenities including a clubhouse, fitness center, pools, and nature trails. The property is zoned to Conroe ISD, including Birnham Woods Elementary and Grand Oaks High School. For households comparing neighborhood features, the community's established amenities remain a relevant factor alongside the property's interior layout and lot size.

In the current Spring real estate market, buyers are comparing condition, lot size, layout efficiency, and usable square footage more closely than ever. Properties that present clear disclosures and straightforward specifications often draw closer review from both buyers and their representatives.

"The listing includes factual details that buyers and their representatives can review during the comparison process," Roadnight added. "Access to floor-plan functionality, lot details, and neighborhood context remains important when evaluating homes in this segment of the market."

According to the Houston Association of Realtors, monthly inventory and pricing patterns in North Houston submarkets continue to influence buyer decision-making, making factual property-level disclosures increasingly important in listing communications. That broader North Houston real estate backdrop provides additional context for buyers considering established communities in Spring.

About Dana Roadnight:

Dana Roadnight with Styled Real Estate serves clients across Spring, The Woodlands area, and surrounding North Houston communities. The brokerage supports buyers and sellers with pricing strategy, local market analysis, and transaction guidance through a local Realtor in Spring.

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For more information about Dana Roadnight - Realtor, contact the company here:[Dana Roadnight - Realtor](mailto:Dana.Roadnight@styledrealestate.com)[Dana Roadnight](mailto:Dana.Roadnight@styledrealestate.com)[832-215-4824](tel:832-215-4824)dana@styledrealestate.com 27880 Birnham Woods Dr Suite C, Spring, TX 77386

Dana Roadnight - Realtor

Dana Roadnight has 25 years of sales and negotiation experience. Living inside Houston's inner loop for 13 years, she offers ethical, high-quality residential property advice, driven by client focus, innovation, and passion for real estate.

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