

# 12311 Broken Pine Lane Cypress, TX 77433



## LOCATION

Blackhorse Ranch Estates a gated community, cul-de-sac lot overlooking the BlackHorse Golf Club

## EXTERIOR



Stone siding, roof eave lighting, circular drive, with a porte-cochere entry to 4 car garage, and side driveway  
Front porch with ornate double-door entry  
Patio, heated pool w/waterfall and slide, hot tub  
Roofline perimeter lighting  
Plugs for Christmas Lights

## FOYER



Soaring ceiling w/ 2 elegant chandeliers wrought iron railed circular stair case and second floor walkway

## DINING ROOM



Beautifully painted arched ceiling and stunning traditional chandelier

## PASSAGE WAY



Mud room, utility room. and 2 pantries  
Sink w/folding counter and built-in bench and shelves  
Space for 2nd fridge and central vacuum accessory storage  
Side door exits to garage area and basketball court

## KITCHEN



Chef pleasing Jenn Aire appliances, including a 6-burner cook-top griddle, double ovens and microwave



Under-cabinet lighting, pot-filler, concealed refrigerator and dishwasher  
Apron sink, granite counter tops and large honed granite island  
42' inch cabinets w/ an abundance of drawers.  
Breakfast nook overlooks patio, pool and game room.

## GAME ROOM



Beamed vaulted ceiling, double ceiling fans and room for a standard pool table  
Side doorway to garage parking area and basketball court

## FAMILY ROOM



Stone hearth, dark wood mantel with surround sound  
Gas logs  
Built-in bookshelves  
2-story wall of windows w/view of the pool and waterfall  
Adjacent coat closet, powder room, and a lovely display niche

## MASTER SUITE



Bedroom bay window overlooks the pool  
Luxurious master bath  
Kohler Underscore® Rectangle 72" x 42" drop-in BubbleMassage™ Air  
Bath with preference chromatherapy tub  
His and her vanities w/granite countertops.  
Walk-through shower w/Kohler Watertile® Ambient Rain® overhead panel  
His and her walk-in closets  
Private exercise room with mirrored wall

### OFFICE/STUDY



In the staircase turret  
Wood beamed high-ceiling with recessed lighting

### LANDING



Overlooks the family room from above and through the windows views of the pool area and golf course

### COMPUTER NOOK



On the second floor, the computer nook or study hall a (place for homework or even computer games).  
Built-in cabinets for books and papers to be neatly stored  
Windows overlooks the parking area

### BEDROOM (2)+(3)



Walk-in closets tray ceiling with recessed lighting (2)  
Leads to the second staircase down to the 1<sup>st</sup>-floor game room (2)  
Shares a Jack-and-Jill Bath with Bedroom (3)  
Walk-in shower and linen closet

### TV & GAME ROOM



Entry through a faux bookcase doorway TV room or den over porte-cochere  
Archway to over-sized game or play room  
Plumbed for future separate living space

### BEDROOM (4)



Private suite situated on the far side of the 2nd floor  
Full bath with an in-tub shower; decorative  
Depending on your needs this could be a guest suite

## OUTDOOR AREAS



Heated pool with mood lights, a trampoline, waterfall and slide  
Hot tub  
Outdoor Kitchen complete with grill, fryer, fridge, and sink  
Covered outdoor gathering place; gas log fireplace & TV  
Full bath with shower  
In-ground trampoline and sandbox

## GARAGES



Room for 4 vehicles  
Insulated Garage Doors  
Porte-cochere  
Oversized garage & overhead door (fit a 25' boat)  
Basketball court  
Side driveway

## OTHER HOME AMENITIES

Remote controlled ceiling fans (with light kits) keep the air circulating throughout the home  
Tray ceilings with recessed lighting enhance atmosphere in the living areas and bedrooms.  
Inter-Duct throughout  
2 tank-less water heaters  
4 HVAC units (one w/multi-var compressor)  
Central vacuum

*This truly is a one-of-a-kind impeccable property. We hope you are ready to schedule you tour today!*



12311 *BROKEN PINE LANE*

**- NEGOTIABLE ITEMS -**

POOL TABLE

GAME ROOM FURNITURE

WASHER & DRYER

TV (IN PORTE-COCHERE)

DINING ROOM SUITE

PATIO FURNITURE