

FEATURES LIST

5018 Grand Phillips Ln, Grand Lakes

(Updates and features as per seller)

5 Bedrooms, 4 Full Baths, 2 Half Bath, 4717sq. ft. • Fantastic 2003 Trendmaker with popular floor plan & auto court has porte cochere, automatic wrought iron gate and POOL!

Impressive approximate 600SF COVERED PATIO addition in Back Yard in 2014! 4 ceiling fans, modern light fixtures and surround sound speakers! Perfect place to relax by the pool!

Pool pump and pool cleaner pump replaced in 2017

MOSQUITO MISTING SYSTEM for back patio and yard installed 2016!

Kitchen cabinets custom painted. Stunning entry with slate floors, Recent paint in entry, upstairs game room, computer desk nook and bedrooms!

Family Room with gas log fireplace and built-ins; gorgeous finishing throughout!

Large Island Kitchen with granite counter tops and breakfast bar; 4 Burner gas cooktop, NEW REFRIGERATOR IN 2018, convection oven and updated kitchen faucet; Dishwasher replaced in 2014. Open to family room and perfect layout for entertaining!

Master bedroom is very spacious with sitting area & gas log fireplace; the ensuite master bath has a spacious closet with great storage, his and her sinks, separate shower and spa tub; SHOWER DOOR UPDATED TO SEAMLESS IN 2017!

Updated lighting fixtures in family room, breakfast room, formal dining room, formal study, and kitchen 2017; LED can lights in kitchen and family room 2017; LED Light Fixtures added to 2 upstairs bathrooms 2017

Formal Dining has added charming wine nook with storage and serving space! 2 HVAC units and Furnaces replaced end of 2013; both hot water heaters have been replaced

Recently painted Game Room upstairs has HIDDEN ROOM and art niche, plenty of room for seating as well as game tables if desired!

Surround sound speakers in family room, game room and on back patio

Convenient Half Bath to patio and pool is located off the garage

3 car garage with auto court and automatic wrought iron gate; built in storage and work area

Belt Driven Garage Door Opener with lifetime warranty installed 2016

Electric Box and Keypad on Driveway Gate replaced 2017

2017 Replaced Entry Door by Porte Cochere

Beautiful lush mature landscaping, front and back, most of which was replaced in 2016-17

Full sprinkler system, front and back

Located in the master planned community of Grand Lakes, access to four different pool areas, many parks and playgrounds nearby!

Highly acclaimed Katy ISD school district!! Seven Lakes Jr. High and High School!

GREAT location for shopping, dining, and commuting, close to 99/Grand Parkway