



## ***A Note From the Seller at 16611 Suncreek Ranch***

***Thank you for your interest in our home!  
Below is some helpful information that we  
wanted you to have available. If you need  
any further information, do not hesitate  
to ask!***

### **Upgrades**

- Extensive landscaping
- Five acres of your own private heaven
- Beautiful front courtyard
- Floor to ceiling sliding glass doors overlooking pond & acreage
- Stone fireplace
- Custom built-ins in family room
- Custom cabinetry in kitchen
- Double cabinet doors lead to walk in pantry
- Jennaire convection double ovens
- Mud room connected to half bath with access to backyard
- Full guest suite with private bath and guest suite
- 3 car garage with floored attic storage
- TWO covered patio areas
- Outdoor kitchen area with fridge, grill & sink
- Outdoor stone gas fireplace and entertainment area
- Back 2.5 acres fenced for horses with pond
- Storage building with breaker box for RV hookup
- RV/Boat parking
- Surround sound throughout home
- 2nd breaker box for Christmas lights & future barn and pool
- Great commute times to Downtown and Med Center (40 minutes during rush hour)
- Minutes to great shopping & restaurants
- Awesome schools!

### **What we enjoy most about this home and area are...**

*This is a true dream home! We got the floor plan from New Braunfels and you can tell there is a hill country feel from the moment you step on the property! We love to watch the sunsets from the back porch, watch sky divers as they pass our home & enjoy quiet mornings in the courtyard with coffee and quiet evenings by the fireplace, cooking dinner out back. We love how convenient the guest suite is for our company. The open floor plan is perfect. We hope you enjoy it! If you have any more questions please feel free to ask!*

***We hope you love this home as much as we have!!***