

### **3931 Lake Hawkins Lane**

Built 2003 by Perry Homes, and we appear to be the 2<sup>nd</sup> family to live here.

Very desirable 5-Bedroom (+1 option) Perry Home located on a large lot at the end of a cul-de-sac, with beautifully landscaped yard complete with mature shade trees, automatic sprinklers, and landscape lighting. An incredibly spacious floor plan has two staircases, large game room, high ceilings, beautiful custom window coverings, great natural lighting, and huge new fan in family room. Huge epicurean island kitchen with granite counters, gas cook top, Butler's pantry, walk-in food pantry, and newer stainless steel appliances that includes new dishwasher. Large 1<sup>st</sup> floor Master Suite with two sinks, jet tub and separate shower, with great walk-in closet. Both garages have fantastic floors, LED lighting, keyless entry, and plenty of storage space. Short walk to community lake, tennis courts, pool, and playgrounds!

- Large lot at end of Cul-de-sac
- Automatic sprinklers with rain sensor
- All landscape lights controlled by photocell
- Beautiful backyard with mosquito misting system, grass areas on two sides, shade trees, perennial plants, and landscape lighting.
- Covered patio with 3 fans, roll down shades, TV, sink, and built in natural gas BBQ
- Heated 18' x 40' Gunite pool with tanning ledge, umbrella, multi-color lights, fire/water bowls, water features, and jetted spa.
- Travertine deck (over 1,000ft<sup>2</sup>) with multiple seating areas and natural gas fire pit
  
- Central heat (2013)
- Oven (2013)
- Microwave (2013)
- Range/stove (2013)
- Outdoor grill (2015)
- Pool and spa (2015)
- Rain gutters (2015 & 2019)
- Garage floor coating, LED lights, keyless entry, and overhead SafeRacks shelving (2017)
- Driveway and sidewalk joints sealed (2018)
- Ceiling fans in Living room, Master Bedroom, 4 bedrooms (2018)
- Roof shingles (2019)

Excellent Fort Bend Schools (district 19):

- Elementary School: OAKLAND ELEMENTARY SCHOOL
- High School: TRAVIS HIGH SCHOOL (FORT BEND)
- Middle School: BOWIE MIDDLE SCHOOL (FORT BEND)

Home protection plan included.

Please send Buyer pre-approval with all offers.