

Information on this property.

**Flooding**

Unlike many other houses in Cinco, Kingwood, Canyon Gate, etc., this house did not receive any floodwater during the August 2017, hurricane Harvey deluge.

**Property Description**

1. 5 bedroom, 3 1/2 bathroom, 3 car garage
2. Key Map 485V
3. Neighborhood: Cinco Ranch, Southlake Village S3-6
4. Legal Description: Cinco Ranch South Lake Village Section 5, Block 3, Lot 11.
5. Fort Bend County Central Appraisal District
  - a. Property ID R156216
  - b. Account 2271-05-003-0110-914
6. Lot Area 12,040 +/- square feet (per Appraisal District)
7. Livable Area 3,249 +/- square feet (per Appraisal District)
8. Detached Garage 961 +/- square feet (per Appraisal District)

**Custom Items – installed by the builder**

1. 3-car garage, PLUS a large 10'-0" extension to rear
2. Larger, wider, and deeper driveway to 3-car garage
3. Downstairs family room has custom built-in shelving and cupboards
4. Study with built-in bookshelves
5. Upgraded balusters
6. Pantry upgraded with deeper storage area
7. Wired intercom system
8. Wired security system
9. Two separate telephone lines to the house
10. Gas and electric connections to the stove area
11. Built-in double oven
12. Oversize rear outdoor concrete patio
13. Security lighting on outside of house

**Upgrades**

1. Over \$30,000 in upgrades
2. Quality US made wooden plantation style shutters installed. Four not three hinges used throughout.
3. Granite and stone backsplash in kitchen
4. Kitchen cabinets
5. Gas stove
6. Double electric oven
7. Extremely quiet (40dB) dish washer
8. Under counter garbage disposal unit
9. Natural gas fireplace log-set and decorative rocks
10. Upgraded all bathroom and powder room lighting

11. Tile throughout ground floor
12. Tile in the two upstairs bathrooms
13. Stairs and upstairs carpet recently upgraded
14. Matching & professionally balanced ceiling fans throughout house
15. Upgraded intercom system
16. Upgraded HVAC controls with selective timers to both HVAC units
17. Zoned garden sprinkler system with full controls
18. Shop lights in garage
19. Two Sears garage door openers with remote controllers

**House items of note**

1. The house is possibly one of the youngest houses in South Lake Village
2. Village Builders Inc., Louisville design was the 1995 PRISM Grand Award Winner
3. Home in compliance with the HL&P Good Cents Home Program. Certificate No. 28470.
4. The garage is possibly one of the largest in Cinco Ranch
5. Easy access to the 3-car garage from the road. No sharp turns
6. Oversize lot with plenty room to install a custom built swimming pool
7. Recently replaced large portion of the back yard fencing
8. Five pecan and five live oak trees on lot
9. Trees trimmed to offer shade for outdoors activities
10. Able to park 10 plus cars on the property
11. Security conscious intercom to vet people at the front door
12. Two HVAC units, one for upstairs and one for downstairs
13. Two attic storage areas
14. Smoke detectors upstairs and downstairs
15. All siding is HardiePlank.

**General items of note**

1. Inside the award winning Katy ISD boundaries
2. Inside the Cinco Ranch masterplan development
3. Cinco Ranch HOA office within minutes of driving
4. Within minutes of four (Greenway Village, North Lake, South Ranch & Equestrian) Cinco Ranch HOA swimming pools
5. Cinco Ranch HOA offers sail boats, swimming pools, tennis and basketball courts, fishing (catch and release), paddle boats, and other amenities for residents to use
6. Able to use the recently upgraded Cinco Ranch beach club and toddler pool
7. The large Cinco Ranch lake is within minutes walking distance
8. The large Cinco Ranch park with swings, etc., by the large Cinco Ranch lake
9. Cinco Ranch pocket park just down the street
10. Rear door trash pickup, twice a week
11. Cinco Ranch subdivision has pavements and street lighting throughout
12. Great Southwest Equestrian Center is minutes away
13. Cinco Ranch golf course is minutes away
14. Easy access to I-10 by going north on Mason Road
15. Easy access to Westpark Toll Road by going south on Mason Road

16. Easy access to SH-99 (Grand Parkway) by going west on Westheimer Parkway or Cinco Ranch Blvd
17. Easy access to Westheimer Road by going east through George Bush Park
18. Being on the east side of SH-99 (Grand Parkway) will save 20 - 30 minutes on one way commute time
19. La Centerra shopping area, Cinco Ranch Jr & High School, and Cinco Ranch public library are within minutes of driving
20. Metro Park and Ride close by at Kingsland Blvd and I-10 at 99
21. Full range of regular medical, optical, and dental facilities close by. Medical emergency/urgent care facilities also close by
22. YMCA, 24Hr Fitness, and Life Time Fitness within minutes of driving
23. Kroger's, HEB, Sprouts, and Whole Foods are within minutes of driving
24. Mason Road has virtually everything needed for daily living
25. Mason Road has a wide variety of fast food, restaurants and eateries catering to all tastes. A new Asian supermarket opened recently up Mason Road.
26. Close to the new Katy Asian Town area at I-10 & 99.
27. Close to Typhoon Texas water park at Katy Mills Mall
28. Close to the new Boardwalk Development at Katy Mills Mall
29. Close to U of H Victoria campus at 99 and Franz Road
30. Close to the future Houston Community College (HCC) campus at I-10 & 99.

**Negotiable items**

1. Washer and dryer
2. Refrigerator
3. Twin size beds
4. Trundle bed
5. Queen size bed
6. BBQ offset smoker & wood carrying Radio Flyer

**Other items**

1. Fireplace logs and stones shall stay
2. Extra bricks in garage shall stay
3. Extra tiles in garage shall stay
4. Extra wood in garage shall stay
5. Wood shelves in garage shall stay
6. Shop lights in garage shall stay

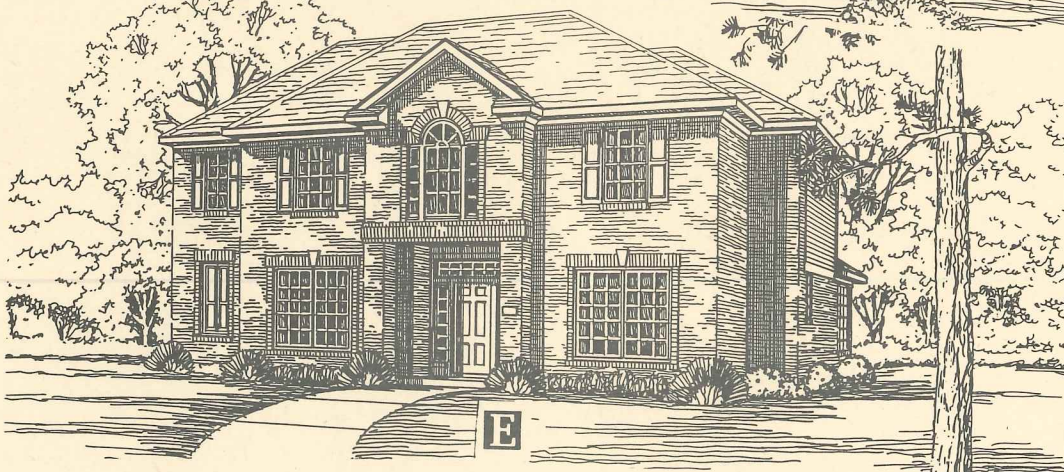
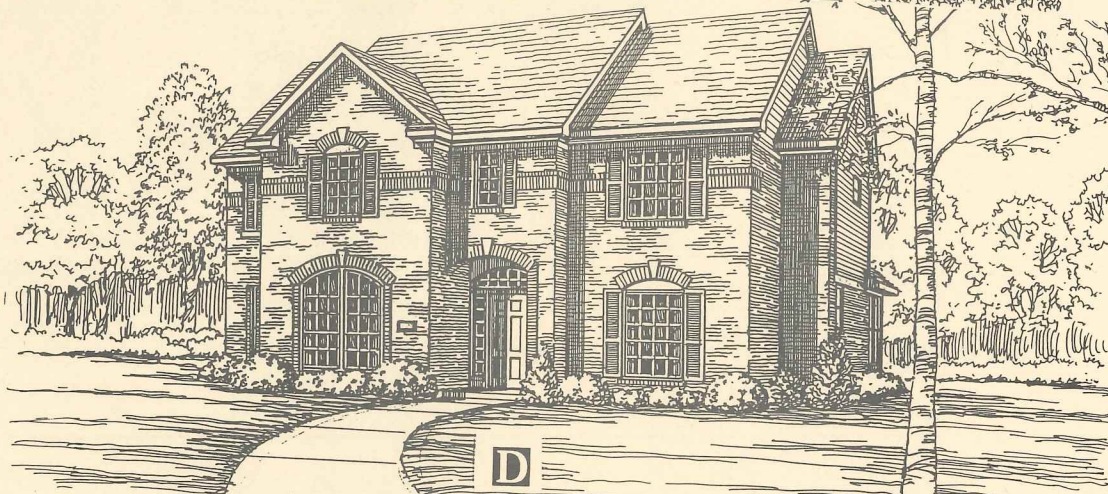
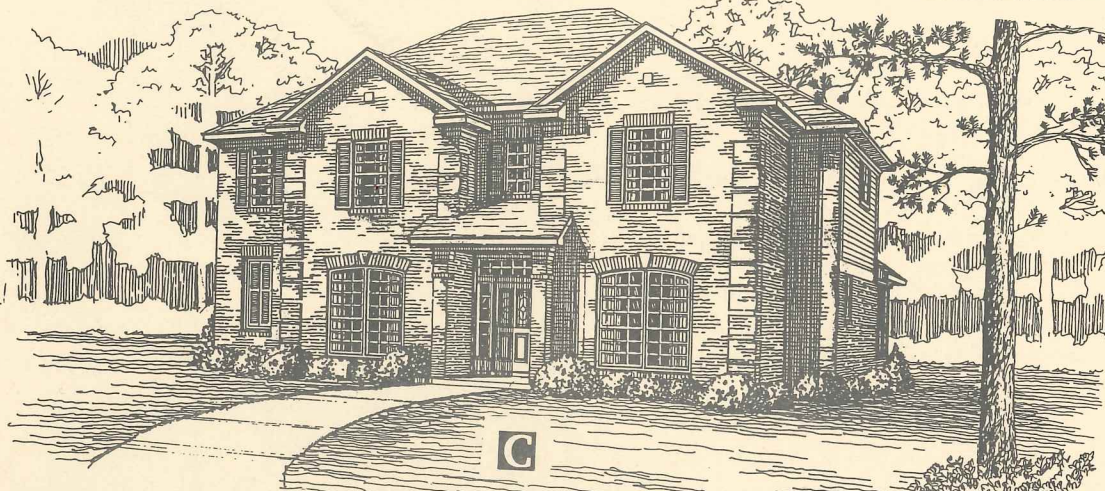
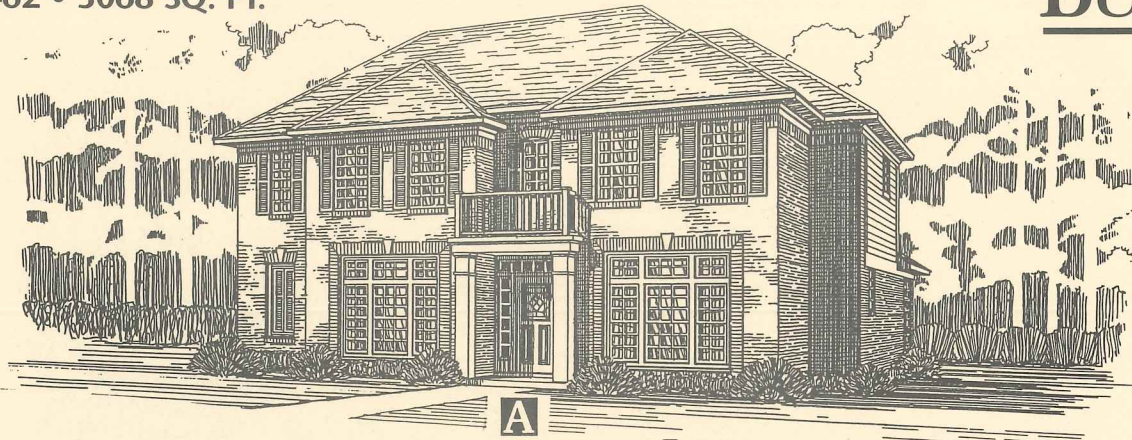
Information correct to the best of Seller's knowledge. Please review, check, and authenticate before accepting as factual.



# LOUISVILLE

PLAN 462 • 3068 SQ. FT.

## VILLAGE BUILDERS



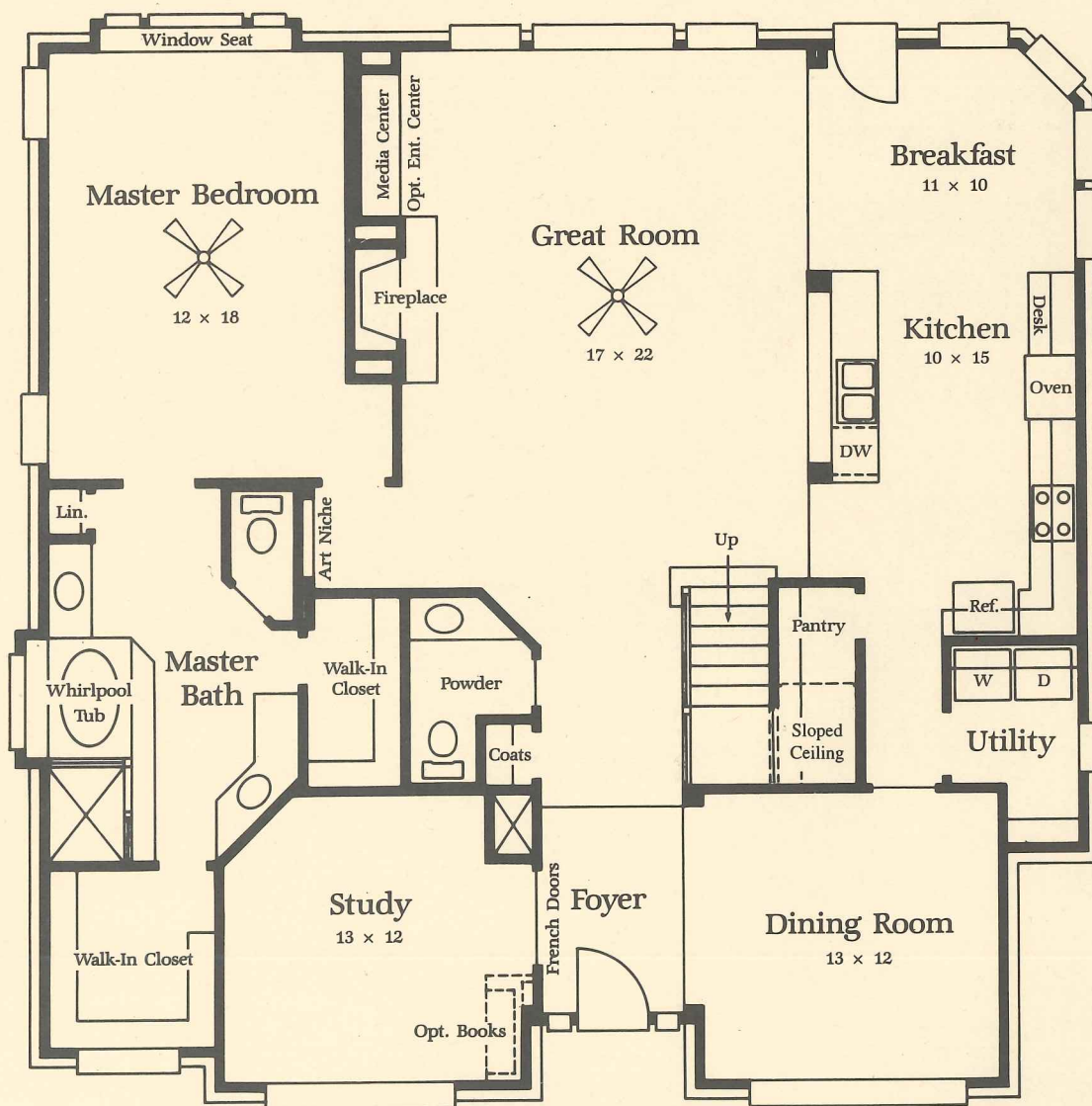
← This is the design selected for our house



# LOUISVILLE

PLAN 462 • 3068 SQ. FT.

- Sensational two-story Great Room with unique sloped ceiling, architectural windows and media center.
- Gourmet kitchen with large island, walk-in pantry and desk with bookshelves, is open to the great room.
- Study with French doors is a standard feature of this home with ability to add optional bookshelves.
- Spacious master suite with window seat, his and hers walk-in closets and make-up desk.
- Optional fifth bedroom upstairs for growing families.



First Floor



Window placement, roof line and porches may vary by elevation. Square footage and room dimensions are approximate. Variances in square footage may occur in different elevations or when different exterior materials are used. Plans, specifications and special features are subject to change without notice.





