



5603 Caspian Falls Lane

*Located within highly desirable Cross Creek Master Planned Community
The original owners have put their love and over \$180,000 in custom upgrades
Below are just some standout features*

Back patio with extra-large Covered Concrete Deck

- o Garage Extended for Structural addition of Cabana Bathroom for pool & outdoor activities
- o Drainage system:
 - Both sides of the house with underground piping to street
 - Connecting all gutter ducts
- o Large outdoor kitchen:
 - Granite countertops
 - Natural gas and water/drain piping
 - Extra-large stainless grill built in
 - Outdoor gas stove for cooking in pots
 - Ice receptacle, storage drawers, & cabinets
- o Natural Gas Firepit
- o Black stone covering both sides of the house for draining perfection
- o Plenty of gardening and beds with palm trees, stones, bushes covering sides, etc.
- o Backyard lighting with LED
- o Outdoor wall mounted TV with internet/antenna/power connection points
- o Custom Patio Chandelier
- o Outdoor speakers

Pool & Spa

- o Water heater for entire pool or just the spa
- o Hayward state of the art equipment and remote control
- o Extended Long Waterfall, Fire Bowl, and Fire Pit all poolside
- o All stone work with hand-made shapes and cuts
- o Best plaster and pool materials used

Optional 3rd Car Garage

- o Fully Insulated & Air Conditioned for alternatives uses such as
 - Fully Private Office/Study (finally work from home without the kids interrupting you!)
 - Home Gym
 - Private & Secluded Man Cave
 - Craft Room or Workshop
 - The possibilities here are truly endless!
- ** If you are in need of the 3rd Bay for an operable parking garage the owners are more than happy to convert for you!

Offered By:
Sarah O'Shields





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Home Exterior

- o Painted fence for extended Life & Protection
- o At least 6 water hose points around the house
- o At least 8 electrical plugs around house, including
 - Wrought Iron gate connection ready
 - Several Christmas light points
 - All appliance outlets points covered for outdoor
- o Full house Gutter & Downspout System
- o French Drain System ties in to Downspout System to drain to street
- o Gorgeous double doors at main porch

Huge Extended Garage

- o Extended Garage over 24 Ft Wide
- o Easily park 2 big trucks in the garage and still have plenty of room for storing bikes, scooters, and other toys!
- o Multiple entrances leading to garage from interior of home, auto-court, and backyard
- o Dedicated duplex outlet in Garage for Freezer or over-flow Refrigerator

Additional Items

- o Owners have all Paint Codes for Interior & Exterior paints (including trim colors, molding colors, etc.)
- o Whole house Dupure Water Softening System & Reverse Osmosis Filter for drinking water at sink
- o 2 Upgraded Extra-Large 80 Gallon Water Heaters - you will never run out of hot water in this house!
- o Utility Room Mud Sink and Folding Table
- o All appliances and wall insulation are high efficiency for energy savings
- o Spectacularly integrated Game Room large enough for Pool Table & open concept Magnolia Home Theatre Room
Magnolia Home Theater Complete surround sound system includes:
 - 5 Speakers and subwoofer,
 - Receiver
 - HD₃D Epson Projector
 - 110" Concave HD screen
- o Extended Granite Entertainment Bar overlooking Home Theatre from Game Room
- o Gorgeous & Spacious Secondary Master Bedroom in its own wing Upstairs
- o Custom made Window Shutters & Blinds for the Whole House
- o Gorgeous & Spacious Secondary Master Bedroom in its own wing Upstairs

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We hope you enjoy looking around our home and we wanted to let you know about some things that you can't see...

- NO ONE CAN BEAT CROSS CREEK'S AMAZING AMENITIES! FITNESS CENTER, RESORT STYLE CLUBHOUSE, WITH WATERPARK POOL AREAS, TENNIS COURTS, ON-SITE ITALIAN MAID CAFE AND SO MUCH MORE...
- NEIGHBORHOOD HAS NUMEROUS PONDS & WITH CATCH & RELEASE FISHING
- HIGHLY SOUGHT AFTER AWARD-WINNING KATY ISD SCHOOLS & NEW KATY ISD JR & SR HIGH SCHOOLS BEING BUILT WITHIN THE COMMUNITY
- AN ABUNDANCE OF CHILDREN'S PARK /PLAY AREAS -POCKET PARKS LOCATED WITHIN WALKING DISTANCE OF EVERY SECTION FEATURING THE LATEST PLAYGROUND EQUIPMENT & KIDDIE CUSION MULCH-FILLED SURFACES
- ENDLESS COMMUNITY SPECIAL EVENTS INCLUDING: MOVIES ON THE HILL, JULY 4TH FIREWORKS CELEBRATION, FAMILY LUAU, NATIONAL NIGHT OUT, SUMMER DAY CAMPS, MEMORIAL DAY SPLASH PARTY, MOTHER'S DAY CELEBRATION, HOLIDAY LIGHTS CONTEST, HALLOWEEN TRAIL OF TREATS, WILDLIFE SEMINARS, HOUSTON NUTCRACKER MARKET TRIP, SUMMER FUN CELEBRATION, SNOW DAY FESTIVAL & MORE!
- PEACEFUL AND QUITE NEIGHBORHOOD BUT CLOSE TO EVERYTHING! (HEB, ALDI, WELL PET CENTER VET HOSPITAL, LEE PATTON/RETIAL CENTER, DRY CLEANERS, FIRST CUP COFFE, DR. CAMMARATA PEDIATRIC DENTIST, HASHTAG KIDS COMPANY, ORANGE LEAF FroYo, CVS, ETC)
- AMAZING LOCATION WITH EASE OF ACCESS TO GRAND PARKWAY & THE WESTPARK TOLLWAY MAKE COMMUTING FROM WORK TO YOUR RESORT-LIKE HOME AN ABSOLUTE BREEZE!

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Why We Love Our Home & Community

*These are just *some* of the amazing Amenities offered to Cross Creek Residents!*

Fitness Center

THIS FULLY-AMENITIZED 6,500 SQUARE FOOT GYM IS PROFESSIONALLY STAFFED AND MANAGED AND FEATURES STATE-OF-THE-ART EQUIPMENT FOR ALL WORKOUT LEVELS, INCLUDING THE LATEST IN ADVANCED CARDIO EQUIPMENT, FREE WEIGHTS AND SPIN CYCLES. FITNESS CLASSES, PERSONAL TRAINING, FREE WEIGHT & CALISTHENICS AREA, TOP-OF-THE-LINE CARDIO & STRENGTH EQUIPMENT, MULTIPLE TELEVISIONS THROUGHOUT THE FACILITY, SHOWERS AND LOCKERS ARE ALSO AVAILABLE

Adventure Island

ONE OF CROSS CREEK RANCH'S MOST POPULAR RESIDENT-ONLY AMENITIES, ADVENTURE ISLAND WATERPARK IS SUPER COOL FUN FOR THE WHOLE FAMILY. THE ENORMOUS RESORT-STYLE SWIMMING POOL IS A GREAT PLACE TO SPEND HOT SUMMER DAYS. IT FEATURES A TREMENDOUS 140-FOOT WATER SLIDE PERCHED ATOP THE COMMUNITY'S ICONIC HILL, WHICH OVERLOOKS THE MAIN LAKE. YOU CAN ALSO HAVE A BLAST AT THE SPLASH-N-SPRAY PARK OR PLAY IT COOL LOUNGING ON THE SHADED DECK. ADVENTURE ISLAND EVEN HAS A WADING POOL, DEDICATED LAP LANES AND TANNING SHELVES WITH WATER JETS.

Greenthread Park

GREENTHREAD PARK IS NOW OPEN AND OFFERS A RESORT POOL WITH SOMETHING FOR EVERYONE, FROM WATER FEATURES FOR THE ADVENTUROUS TO SUNBATHING SHELVES FOR THOSE SEEKING RELAXATION. THE PARK ALSO HAS A PAVILION, EVENT LAWN AND TRAILS.

Flewellen Creek Pool

THERE'S SOMETHING FOR EVERYONE TO ENJOY AT FLEWELLEN CREEK POOL. COOL OFF IN THE GENEROUSLY SIZED POOL FEATURING DEDICATED LAP LANES, RELAX ON COMFORTABLE LOUNGERS UNDER SHADED STRUCTURES, ENJOY ACTIVITIES ON THE GREEN AND SO MUCH MORE

Hike & Bike Trails

CROSS CREEK RANCH OFFERS 28+ MILES OF HIKING & BIKING TRAILS. WINDING THROUGH THE GENTLY ROLLING HILLS AND ALONG THE LAKES AND WATERWAYS OF CROSS CREEK RANCH ARE MILES OF HIKE-AND-BIKE TRAILS TO EXPLORE AND ENJOY! TRAILS INCLUDE SMALL REST AREAS & SHADED PARK BENCHES, CONVENIENT DOGGY BAG STATIONS, DIVERSE WILD LIFE AND EVER-CHANGING WILD FLOWERS

Canine Commons

SPECIALLY DESIGNED FOR OUR FOUR-LEGGED RESIDENTS, CANINE COMMONS FEATURES NEARLY ONE ACRE OF FENCED LAND WITH SEPARATE AREAS FOR LARGER AND SMALLER BREED DOGS. THE PARK'S AMENITIES INCLUDE A COVERED PAVILION WITH TABLES, BENCHES, DRINKING FOUNTAINS, A WASH-DOWN AREA FOR DOGS, AND GATED ENTRIES.

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Why We Love Our Home & Community

Parks & Recreation

WITH GENTLY ROLLING HILLS AND SPARKLING LAKES, CROSS CREEK RANCH IS BURSTING WITH NATURAL SPLENDOR. BUT THAT'S ONLY THE BEGINNING. WHETHER YOU'RE INTO LEISURELY STROLLS, TENNIS, BASKETBALL, SWIMMING OR EVEN KAYAKING, CROSS CREEK RANCH'S SYSTEM OF TRAILS, GREEN SPACES, PARKS, POOLS AND PLAYGROUNDS ARE A CONSTANT INVITATION TO GET OUT, EXPLORE AND HAVE FUN. WITHIN WALKING DISTANCE OF EVERY SECTION ARE A NUMBER OF POCKET PARKS AND PLAYGROUNDS FOR KIDS OF ALL AGES.

Disc Golf Course

INTEGRATED INTO THE FORESTED FLEWELLEN CREEK GREENBELT IS OUR FUN AND CHALLENGING DISC GOLF COURSE. COMPLETE WITH WATER HAZARDS, SLOPES AND TREES, THE DISC GOLF COURSE IS THE PERFECT ADDITION TO THE FLEWELLEN CREEK AREA BECAUSE OF ITS LOW ENVIRONMENTAL IMPACT

Arbor Park

FEATURING FIVE TENNIS COURTS, A BASKETBALL COURT AND PLAYGROUNDS FOR ALL AGES, ARBOR PARK IS OPEN TO ALL HOMEOWNERS IN CROSS CREEK RANCH. IT IS ALSO THE MAIN ACCESS POINT TO OUR FLEWELLEN CREEK DISC GOLF COURSE. CROSS CREEK RANCH OFFERS:

- TENNIS COURTS PERFECT FOR DOUBLES AND SINGLES PLAY
- BASKETBALL COURT
- SAND VOLLEYBALL COURT
- COVERED PAVILION FOR PICNICS AND PARTIES
- CHILDREN'S PLAYGROUNDS FOR ALL AGES
- RESTROOMS
- KEY CARD ACCESS

Polishing Pond

CROSS CREEK RANCH BOASTS A BOARDWALK AND NATURE OVERLOOK WHERE RESIDENTS CAN OBSERVE WETLAND PLANTS, IDENTIFY BIRDS AND WILDLIFE, HONE THEIR PHOTOGRAPHY SKILLS AND ACCESS NATURE TRAILS. THE BOARDWALK AND VIEWING PLATFORMS PROVIDE AN OVERLOOK OF THE COMMUNITY'S POLISHING POND, A 50-ACRE NATURAL HABITAT AND LUSH OASIS THAT HAS BECOME A PERMANENT HOME FOR FISH AND TURTLES AS WELL AS A MIGRATORY STOP FOR COUNTLESS BIRDS AND WILDLIFE

The Lakes

CROSS CREEK RANCH'S HUNDREDS OF ACRES OF LAKES REFLECT THE NATURAL BEAUTY OF THE COMMUNITY AND PROVIDE WONDERFUL SCENIC VIEWS FOR THE FITNESS CENTER, ITALIAN MAID CAFÉ AND THE HIKE-AND-BIKE TRAIL SYSTEM. WHAT'S MORE, A BOAT DOCK IS LOCATED AT THE BASE OF "THE HILL," A TOWERING LAKESIDE GATHERING PLACE PERFECT FOR ALL COMMUNITY EVENTS.

- LAKESIDE HILL WITH WONDERFUL VIEWS OF THE AMPHITHEATER AND MAIN LAKE
- CATCH-AND-RELEASE FISHING PERMITTED IN ALL LAKES
- NON-MOTORIZED BOATS SUCH AS KAYAKS AND PADDLE BOATS WELCOMED IN THE LAKES

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