

Features, Updates and Information

14227 Championship Lane

This well structured home is a great value with many of the large ticket items having been replaced in recent years. This can really save you money down the road.

- **Roof - 2018**
 - **Hardwood floors in dining room and study- 2018**
 - **Refinished hardwood floors in living room, foyer & master bedroom – 2018**
 - **Carpet - 2018**
 - **Interior Paint – 2018**
 - **Kitchen Cabinets Painted – 2018**
 - **Quartz Kitchen Countertops – 2018**
 - **Kitchen backsplash – 2018**
 - **Kitchen sink and faucet – 2018**
 - **Kitchen cooktop – 2018**
 - **Door and cabinet hardware – 2018**
 - **All Toilets – 2018**
 - **Lighting fixtures – 2018**
 - **Fireplace surround – 2018**
 - **Staircase handrail – 2018**
 - **Installed backyard gate – 2018**
 - **Staircase & electricity added to unfinished room above porte cochere - 2018**
 - **Powder room updated with hardwood floors, cabinets, countertop - 2016**
 - **Double ovens - 2016**
 - **Upstairs bathroom with tile floor & oversized shower -2015**
 - **Master bath tile floor – 2015**
 - **2 full AC/Heating systems – 2014**
 - **Water heater - 2014**
 - **Exterior paint – 2014**
- Master Bedroom 1st floor with a large sitting area (could be used for another study, exercise area, sitting room or hobby area.*
- Study with wall of bookcases has access from front entry if you choose to use it for a more formal work area and it also has access from the master bedroom which makes it easy to use this room for a private work area if this is your preference.*
- Large porte-cochere is fantastic to use for expanding your outside entertaining space and for keeping your cars protected.*
- Spacious back yard*
- Unfinished Space above Porte-cochere (could be Man Cave, storage, craft space, etc.)*
- Only 1 ½ blocks to neighborhood pool, playground, tennis courts & clubhouse!*

Welcome to 14227 Championship Lane. This beautiful, traditional, custom home is in desirable Champions Racquet Club / Champions Park North. This is a friendly, active neighborhood and it is common to see neighbors out walking during the day and late into the evening. During the summer, families will walk to the neighborhood pool to enjoy some fun in the sun. We are fortunate to have a wooded walking trail complete with picnic benches and a playground just a short stroll across Cutten road into Cy Champ PUD park.

We also enjoy easy access to roads to get in and out of the area quickly. You can take FM 1960, Cypresswood or back streets to Hwy 249 and from there quickly reach Beltway 8 or Grand Parkway. You will find yourself in route to your destination in or outside of Houston in little time.

We are fortunate to have many nice amenities in our area. We continue to see growth in this area with upscale and niche restaurants, grocery stores, boutiques, medical facilities, etc. That these businesses choose to invest in our area is great!

14227 Championship Lane is a FANTASTIC place to call home!