

13606 QUAIL FOREST DRIVE

FEATURES

- 2 Story, Master bdrm down
- En-suite Master bath double sinks/separate tub and shower
- 4 Bedrooms, 2 ½ baths
- Oversized lot – 7,700 sf
- Gourmet kitchen includes Frigidaire Professional Freezer/Refrigerator
- Large in house utility / laundry with additional LG side by side Frig/Freezer
- Maytag Washer / Dryer (Energy Saver)
- Formal dining
- Living area with built ins and fireplace
- Crown molding, block paneling, chair railing, ceiling accents dining and living area
- Window coverings
- Gunite pool
- Covered outdoor kitchen/patio with granite and cedar trim (includes deep fryer)
- Detached garage
- Sprinkler System (front)
- Previous owner updates: electrical panel 2015, roof 2016, solar roof vent 2016, HVAC 2016, Wifi thermostat 2016, outdoor kitchen 2013, windows 2013

SELLER'S ENHANCEMENTS

- New double ovens
- Replaced dishwasher front panel
- Recent variable speed pool pump and filter
- Added removable Pool fence
- Recent Polaris Pool Vacuum
- Recent garage door opener

AMENITIES

- Award winning CFISD (near Hamilton Elem and Middle Schools)
- Near Lonestar College University Place
- Recreation area includes pool, playground
- Smaller, tucked away peaceful neighborhood
- Lower HOA
- Near excellent shopping, dining and entertainment (Vintage Park)
- Convenient to SH 249 and Grand Parkway (99)