

## ***9932 EASTON SKY LANE***

### **FEATURES**

- Spacious 4,187 sf home in sought after **Cypress Creek Lakes**
- Oversized 10,369 sf lot with **NO REAR NEIGHBORS**
- Elegant entry with art niche
- Master bdrm down with sitting area, built in book shelf, tray ceiling
- Master en-suite bath with his/her sink areas/separate jetted tub and shower
- Formal dining and study/library with French doors
- Roomy family room with gas log fireplace
- 4 Bdrms, 3 ½ baths with upstairs study area and game room
- Upstairs game room double doors open to covered patio overlooking back yard
- Additional study area/workstation upstairs outside the game room
- Beautiful engineered wood flooring downstairs
- Gourmet eat in kitchen with unique shaped island and exotic granite
- Pot filler, gas cooktop, double ovens
- Loads of kitchen cabinet storage with under cabinet lighting
- Kitchen workstation with built in desk area/bookcase/hutch
- Butlers pantry and large walk in pantry with door activated lighting
- Large in house utility / laundry with additional work area/desk area
- 2 Car tandem garage with single garage door a must for larger vehicles
- Back patio with gas connections
- Sprinkler system, tasteful front landscaping
- Upstairs A/C 2019
- **NO FLOODING!**

### **AMENITIES**

- Acclaimed Cy-Fair Schools, near Warner Elementary and Smith Middle School
- Enjoy community's many water features and walking trails
- Walking distance to pool, splash pad, fitness center, play area
- Easy access to Tuckerton and Fry Road
- Great nearby shopping and dining at Towne Lake Boardwalk
- HEB shopping center minutes away
- Access US 290, Grand Parkway (99) and Interstate 10