

Features: 25706 Jewel Springs Lane, Katy, TX 77494

(4 bedrooms, 3 baths, 2-car garage)

Interior:

- Welcome in through the hardwood front door featuring mosaic & beveled glass
- Upon entry: Wood flooring through the foyer hallway, study, dining room & family room
- Approximate 11' high ceilings; family room, kitchen, breakfast area, dining & secluded study
- Expansive crown molding
- You'll see attractive, updated, lighting and mirrors
- Quartz countertops: front guest room, secondary bedroom & both with undermount sink's
- Custom built-in cabinetry next to gas fireplace & featuring glass bead inlay below the mantle
- Walk-in closets in all bedrooms
- Pre-wired for surround sound in the family room & wired to expansive back patio
- Extensive bank of windows at family room creating lots of light
- Window blinds throughout
- Two, of the four bedrooms, are located at a secluded side of the home

Kitchen Area (aka, The Gathering Area...):

- This is the venue nearly every buyer is seeking: tremendous open environment
- Approx. 5' x 4' luxurious granite island smartly placed for prepping and serving friends and family with voluminous cabinets and drawers underneath
- Kent Moore custom drawers & cabinets
- Stainless steel oven, 5-burner cook-top & microwave.
- Deep double basin sink
- "Ultrafiner II Premium Drinking Water System" situated under the sink area
- Functional bar seating & opens to the kitchen & living room
- Huge pantry & plenty of shelves conveniently located to laundry access

Master Bedroom & Bath:

- Secluded to one side of the home
- Wood flooring in bedroom
- Tray ceiling & a view to the expansive, and attractive, landscaping
- 18" tile welcomes you
- Jacuzzi jetted tub: get ready to relax with jets, or soaking
- Attractive glass-block window designed to promote radiant light
- Separate vanities with luxurious granite countertops
- Closets By Design custom closets built-ins, with plentiful room for everything!

Exterior Patio and Pergola Venue (aka, The Greatest Outdoors!):

- You have arrived to this well planned, designed & built Tradition Outdoor Kitchen
- Patio approx. 21' across & 12' tall for many a gathering, or just relaxation
- Textured and stained extensive patio floor
- Summer kitchen granite counter top, with gas grill, storage, and seated "Egg"
- Well placed, and attractive pergola
- The custom stone built fireplace features gas and is the highlight of the venue
- Landscaping suited for plants conducive to great Texas climate!
- Secluded with trees blanketing the back yard
- Whole yard irrigation system

Proximity & Access:

- Just to the left as you go back out the front door and notice the cul-de-sac immediately accessible to the trails
- Just a few yards away from this home is a pocket park/playground
- Just a few yards away to the bike/walking trails in this great walking neighborhood
- Numerous community pools, tennis courts
- Low traffic due to cul-de-sac (better safety for children)
- The Golf Club At Cinco Ranch
- Access, access, access to all kinds of shopping, establishments, 99 & Westpark
- Close to KISD schools
- Close to everywhere else that counts and in an EXTREMELY WELL TAKEN CARE OF Master Plan Community

Picture this pristine home, becoming your home...

Please verify all measurements