



WELCOME HOME

\$242,000 JUST LISTED

Saddlebrook Ranch

25414 Saddlebrook Champion Way – 4/2/1/2 – 2,481 Sq.Ft.

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This DR Horton home was built in 2012 and offers \$10,000 in recent updates. Be sure to download the full list of updates and property features. Friends and family will be impressed as they approach the home. From the curb appeal to the charming front porch and mature landscaping, everything about this home says WELCOME!



The open concept Den, Kitchen and Dining Area is ideal for entertaining. The open sight lines allow friends and family to fully engage while eating, cooking or watching tv. The open concept also makes it easy to keep an eye on the kids. The primary wall in the Den was updated in March 2020 to a Craftsman inspired “board-and-batton” feature wall. The horizontal and vertical trim adds architectural charm and is a perfect location to hang art or to mount your big screen tv.



The homeowners repainted the entire downstairs and upstairs Game Room using a popular new warm gray palette; Sherwin Williams SW2457 Basalt Powder eggshell finish for the walls, and SW2455 Into The Gloaming semi-gloss for doors and trim. This color scheme was designed to accent the warm floors, counter and backsplash tones while adding a dramatic contrast to the espresso cabinetry.





The ceramic tiles, vinyl plank wood and the Formica counters are all durable and easy to keep clean, making this an ideal home for a busy family. You will love the full suite of Stainless Steel appliances: LG 2018 gas range with griddle and double-oven, 2012 GE microwave and dishwasher, side-by-side refrigerator and a filtered water dispenser next to the stainless double sink.



Whether you prefer to cook at home or take-out, you'll find tons of counter space to suit all your needs. The raised Breakfast Bar offers electrical hook-ups and keeps dirty dishes out of view. The back counter space is ideal for use as a coffee bar, party station or for serving buffet style. The Dining Area is off the Kitchen and adjacent to the Den and backyard. The large windows provide views of the yard and abundant natural light.



The Master Bedroom is large, measuring 13 x 15. Corner windows bring in natural light and leave plenty of wall space for bed placement in the room. The room will easily fit a King bed, side tables, sitting area and dresser. Note the high ceiling, ceiling fan, new flooring and fresh paint. Whether you prefer a long, relaxing bubble bath, or a steaming hot shower, the adjacent spa-like en suite gives you the option of both. The glass enclosed shower has a low threshold for easy step-in and the frosted glass provides natural light and privacy.



TOMBALL LOCATION - ZONED TO KLEIN ISD

Better than new and move-in ready. This GORGEOUS energy efficient home was built in 2012 and offers \$10k in recent updates. You will love the location: close to major freeways and walking distance to shopping and dining. You'll also love the spacious open concept living area and large back yard. There is plenty of room for the whole family, making this a DREAM home for today & years to come. MORE TO LOVE: Craftsman board-and-batten media wall as seen on Pinterest, easy maintenance ceramic and wood-plank vinyl floors downstairs, open concept living, eat-in Kitchen, breakfast bar, filtered water, large pantry, tons of storage, SS appliances, gas range w griddle, WiFi accessible doorbell and security system, 3 inch blinds, HUGE Game Room, sprinkler system, front porch, outdoor firepit & privacy fence. The neutral, warm grey colors and wood tone floors make this an easy home to decorate. This is a place you will be PROUD to call home. Take a tour, fall in love and make an offer.

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