

Features – 22722 Arbor Stream

- **Located in prestigious Bayou Forest of Cinco Ranch within walking distance of Williams Elementary and the Katy YMCA**
- **Great location near Bayou Oaks pocket park playground and nature reserve walking trails**
- **Serene backyard oasis with newly re-plastered pool and spa plus outdoor kitchen and pergola**
- **Huge lot, east of 99 for easy commute**
- **Spacious home with 5 bedrooms (2 down, primary + secondary), 4.5 baths (2.5 down), 2 studies down with French doors, dry bar/butler's pantry, 3 bedrooms, 2 full baths, game room with built in desk area AND media room up, two staircases, and eat-in kitchen**
- **Large covered carport fits two cars in addition to 2 car garage, with storage closets in carport as well as in garage**
- **Recent custom solid hardwood floors downstairs with no thresholds**
- **Extensive plantation shutters and wood blinds downstairs**
- **Gorgeous recent updates include paint throughout home, 2 hot water heaters (Dec 2016 and Feb 2020), AC up and down (Dec 2016), refreshed kitchen & dry bar cabinets and backsplash, seamless primary shower and under mount sinks, double solid wood front door, expansion of bath entry doors downstairs from 24" to 30", timeless downstairs doors (most) with solid wood, upgraded kitchen/sun room/game room lighting and most bath faucet fixtures and lights, updated ceiling fans, space enhancing counter depth kitchen refrigerator**
- **Installed fire and security alarm system**