



*Just
Listed*

**WATERFRONT HOME INVITES LEISURELY
FAMILY LIVING, INSIDE AND OUT**

Celebrate a smorgasbord of special features in this 4-bed/3.5 bath in Canyon Gate at Park Lakes. Your waterfront, plush-lawn view awaits from the fully equipped outdoor kitchen, with premium grill; pergola, covered porch and balcony. Indoors, flexible spaces throughout welcome every family fancy.

4823 LOGGIA LN | HOUSTON, TX 77396

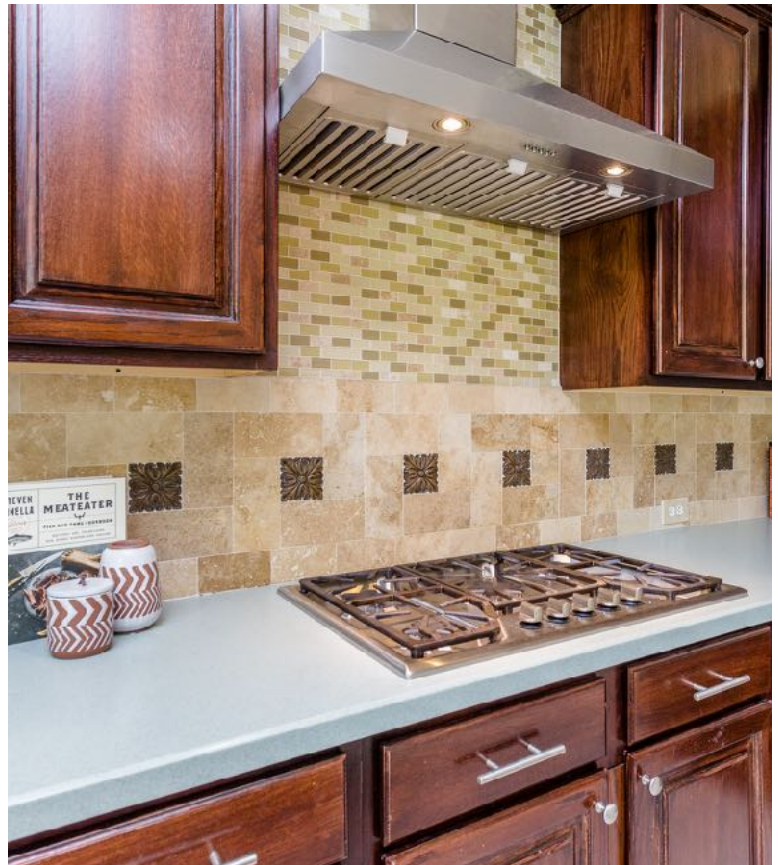
\$345,000



SPECIALTY FEATURES OPTIMIZE FUNCTION, LIFESTYLE BLISS

From its outdoor living space to its indoor bounty of wow factors, this jewel suits a busy, fun family lifestyle. Two-story foyer and den, with windowed wall, reveal magnificent water view. Thermador quartet of oven, 5-burner gas cooktop, microwave and dishwasher highlight the kitchen, centered around a generous island with counter seating. Owners' suite boasts dual vanities; corner, jetted soaking tub; step-in shower with bench; colossal wraparound walk-in

closet. There's more: Brazilian cherry hardwoods; secondary bedroom with ensuite; jack-and-jill suite with three sinks; extra-large laundry with space for second refrigerator; mature landscaping, citrus varieties, sprinkler system; smart-home tech. Robust amenities of Canyon Gate at Park Lakes include guard services/access gates; recreation estate with adult and kids pools, tennis courts; and SplashPad Texas.



FEATURES AND UPGRADES

SIGNATURE FEATURES

Oversized, Lake Front Lot

Stone Outdoor Kitchen With Granite Countertop, Built-in Propane Gas Grill, Side Burner, Refrigerator, Sink, and Umbrella

Striking Brick and Cement Board Shingle Facade With Wooden Shutters

Solid Wood Front Door With Single Leaded Glass Panel With Fan Lite and Side Lite Surround

Den With Soaring Double-Height Ceiling and Ceiling Fan

Gas Log Fireplace With Mantle and Metal Screen, Remote Control and Accessories

Elegant Mix of Plush Carpet, Tile, and Brazilian Cherry Hardwood Flooring

CHEF'S KITCHEN

Thermador Stainless Steel Appliance Package Including Natural Gas Range, Vent Hood, Oven, Microwave, and Dishwasher

Large Freestanding Island

Spacious Island Kitchen With Abundant Storage

Corian Countertops With Decorative Ceramic and Glass Tile Backsplash

Five-Burner Natural Gas Range

Under-Mount Sink With Goose Neck Faucet With Pull-Down Sprayer and Single Handle

Dark Cabinets With Raised Panel Fronts, Brushed Nickel Hardware, Soft-Close Drawer and Door Hinges, and Pull-out Shelving

Oversized Reach in Pantry With Built in Spice Rack

Breakfast Room With Five-Light Brushed Nickel Light Chandelier

Filtered Water Dispenser

OWNERS' SUITE

Oversized Bedroom With Lakefront Views

Extra-Large Walk-in Closet With Integrated Built-Ins

Dual Sinks and Countertop With Vanity Area

Corner Jetted Soaking Tub

Separate Water Closet With Magazine Rack

Step-in Shower With Bench and Low Profile Glass Enclosure

Trey Ceiling With Ceiling Fan

Double Door Entry to Spacious Bathroom

INTERIOR FEATURES

Spacious Entry With Custom Inset Tile Work and Two Striking Brushed Nickel and Antique Glass Pendant Fixtures

Welcoming Curved Stairway With Brazilian Cherry Wooden Treads

Dining Room With Chair Rail, Decorative Wainscoting and Contemporary Brushed Nickel Nine-Light Chandelier

Sunny Study/Formal Living Room

Versatile Sun Room With Ceiling Fan

Oversized Laundry Room With Storage and Drying Space

Discretely Located Powder Room off Foyer

Media/Game Room Pre-Wired for Surround Sound With French Doors to Covered Balcony and Walk-in Closet

Upstairs Playroom/Study

Generously Sized Secondary Bedrooms With Walk-in Closets and Ceiling Fans

Convenient Jack and Jill Bathroom With Three Sinks Servicing Two Secondary Bedrooms and Game Room

Secondary Bedroom With En-Suite Bathroom

Brushed Nickel Light Fixtures

Paneled Interior Doors With Brushed Nickel Hardware

Graceful Arched Doorways and Art Nooks Throughout

Two-Inch Slat Blinds

Neutral Wall Paint

4" Baseboards With Shoe Base

EXTERIOR

Covered Front Porch

Stamped Concrete Covered Back Patio With Ceiling Fan

Wooden Pergola With Rustic Chandelier

Outdoor Speakers

Mature Landscaping Including Ornamentals and Variety of Fruit Trees Including Satsuma, Apple, Blood Orange, and Grapefruit

Covered Second-Story Balcony With Ceiling Fan Overlooking Lake

Wrought Iron Fencing

Oversized Two-Car Garage With Shelving

Under Eave Soffit Electrical Outlets for Holiday Lights

SMART HOME FEATURES

Security System Including Hardwired Security Cameras at Property Exterior and Interior

Wi-Fi Enabled Overhead Garage Door Opener

Hardwired Cat-5+ Internet Connectivity

Sprinkler System Covering Front and Back Yards With Wi-Fi Enabled Controller

Wi-Fi Connected Landscape Lighting

FOUNDATION, MECHANICAL SYSTEMS, AND GENERAL

Energy Star Certified Home

Two Lennox Air Conditioning Systems

Two 50-Gallon Water Heaters

Guttered Front Facade

Insulated/Low-E Double Paned Windows

CANYON GATE AT PARK LAKES COMMUNITY AMENITIES

Guard Service and Manned Community Access Gates

SplashPad Texas® at Park Lakes® Includes a Beach-Entry Splash Pool With Slide and Spray Features, Large Shade Structures, Children's Playscape, and a Soccer Field.

\$2.9 Million Recreation Estate That Centers Around an Enchanting Country French Clubhouse. Clubhouse Grounds Include Jr. Olympic-Size Pool, a Toddler Splash Pool, and Children's Playground.

Lake Club Pavilion

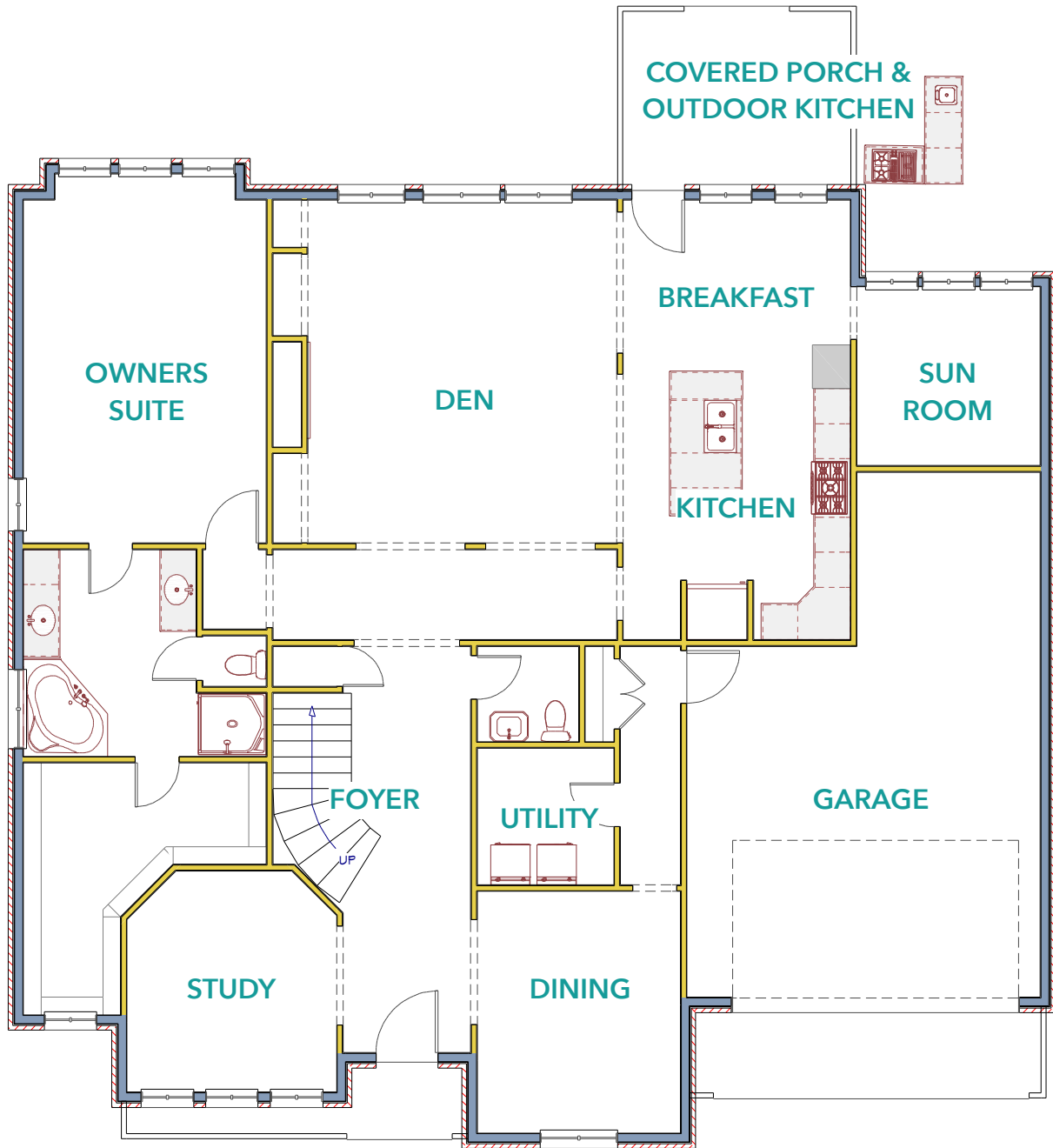
Basketball Entertainment Pavilion

Tennis Courts

Residents of Park Lakes Will Be Provided With Member Rates at Houston National Golf Club

FLOOR PLAN

The spacious residence at 4823 Loggia Lane boasts a FLOOR PLAN BUILT FOR COMMUNAL GATHERINGS that also has plenty of quiet places to tuck away for private time.



FIRST FLOOR

Floor plan provided for marketing purposes only. Buyer should verify dimensions and details.



**COME HOME TO
4823 LOGGIA LANE**

*You'll enjoy LAKE FRONT VIEWS, AMPLE SPACE FOR ENTERTAINING,
and a MULTITUDE OF COMMUNITY AMENITIES in the prestigious
community of CANYON GATE AT PARK LAKES.*



NEIGHBORHOOD GUIDE

*Your new home is just a stone's throw away from great eateries, hot spots, shopping, wellness facilities, and fun. Here are a few of our **TOP RECOMMENDATIONS** in the area.*



CANYON LAKE COMMUNITY AMENITIES

1. Guard Gated Entrance
2. Recreation Center
3. Tennis Courts
4. Park & Playscape
5. Splash Pad Texas
6. Park Lakes Elementary



FALL CREEK PLAZA

- ShowBiz Cinemas
- Rising Sun Sushi
- Kid Kreole Kooking
- Pat's Wow Wings
- Phat Moe's BBQ
- Julia's Mexican Grill
- De Hita Skin Care Spa
- Beauty Charm Salon
- Escape Nail Spa
- Elite Reflexology
- Thumper Bar & Grill
- GK Liquor
- Walgreens
- Fall Creek Dental



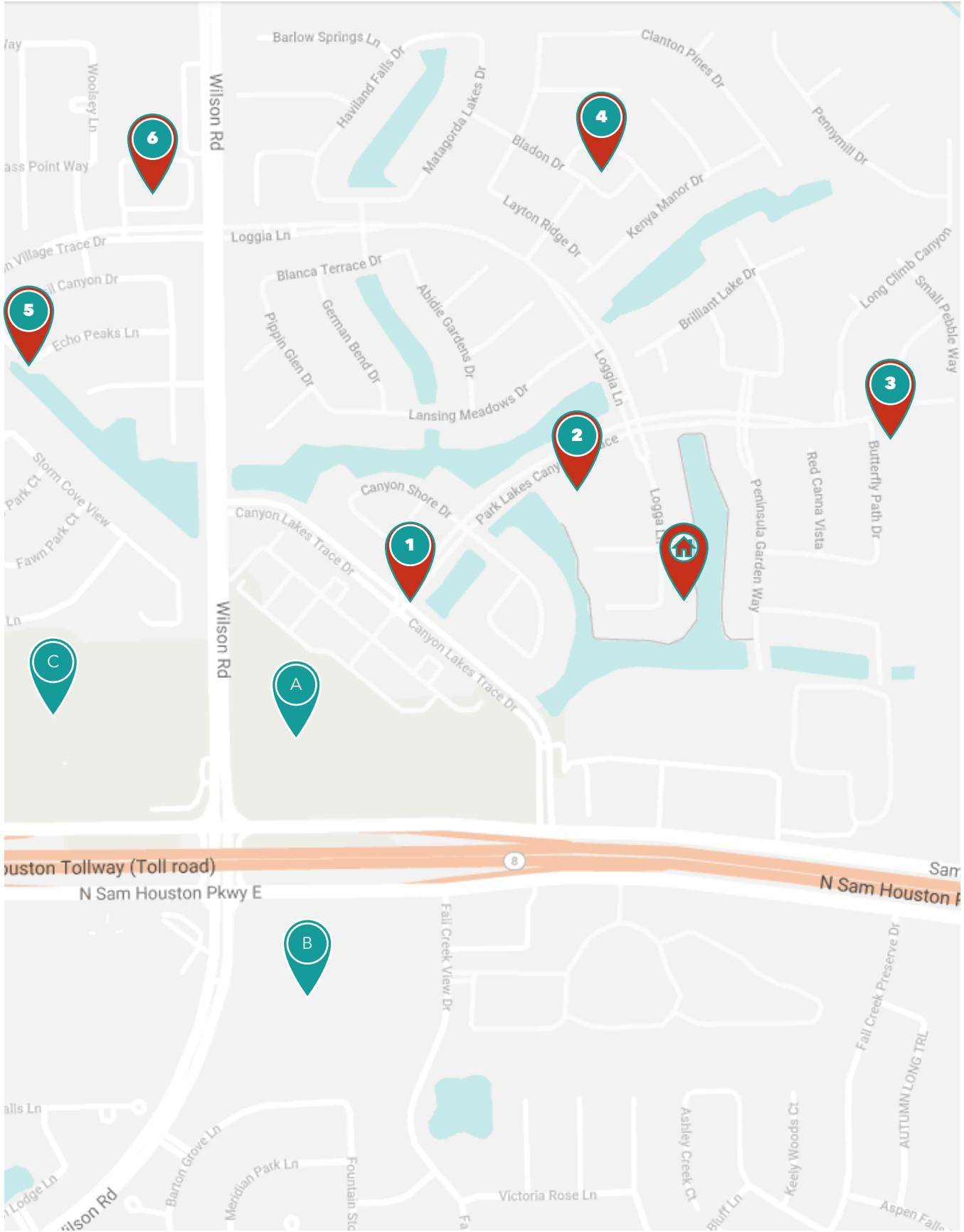
PARK LAKES LANDING

- Mi Rancho Bar & Grill
- La Famiglia Pizzeria
- Wingstop
- Pizza Hut
- Subway
- Gold's Gym
- Texas Children's Pediatrics
- Petco
- Park Lake Cleaners
- UPS
- Goodwill
- MP Nails & Spa
- GNC
- Autozone



THE CENTER AT PARK LAKES

- Walmart Supercenter
- Tune Up Manly Salon
- Game Stop
- Little Caesars
- Starbucks
- Sonic
- Panda Express
- Lenny's Grill & Subs



Features

4



3.5



3,749 SF



Lot Size 11,921 SF

Subdivision Canyon Gate at Park Lakes

Property Type Single Family

Stories 2

Year Built 2006

HOA \$950/YR

Fireplace Gas Log with Remote

Construction Brick/Cement Board

Style Traditional

Garage Oversized 2 Car Attached

Heating Central Gas

Cooling Central Electric

Foundation Slab

Flooring Hardwood, Tile, Carpet

Outdoor Kitchen Grill, Side Burner, Sink, Refrigerator

School District Humble ISD

Elementary Park Lakes

Middle Humble

High Humble

MLS Number 24121689



Jennifer Vickers is an award-winning Realtor® specializing in inner loop residential properties. Recipient of the HAR "20 Under 40 Rising Stars in Real Estate" and 2019-2020 Texas Monthly Five Star Real Estate Awards, her detail oriented approach has helped Jennifer become a Top Producer since entering the real estate business in 2014. Contact Vickers Properties Group to assist with buying a home, selling or leasing a property, or marketing your next development.

Certifications:

- Master Certified Negotiation Expert
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This is not intended to solicit a currently listed home. Information is deemed reliable, but not guaranteed.