

## *Rolling Oaks*

Classic. Southern Elegance. Custom one story. Front Porch living.

Exclusive privacy on cul de sac 1.53 acre lot backing to 50 acre private farm.

4 Bedroom with study, den, formal dining and breakfast area 3.5 baths, 3 car garage and pool 3601 sq ft

Dining or Great Room off of kitchen with floor to ceiling stone fireplace, windows, beveled glass door bringing the outside in.

Large Secondary Bedrooms

Primary Bedroom with coffered ceiling, sitting area and separate vanities, closets with built ins, separate shower and tub

Custom Home finishes; Paneled Den, molding, coffered ceiling, built ins

Original Blueprints

Oversize 3 Car garage with built in cabinetry, additional 35 X 50 parking pad, porte cochere or breezeway to home

Plenty of storage; pantry, appliance closet, built ins...

Potential (approx. 18 X 24, or approx. 400 sq ft) bonus room on blueprints, floored and currently used as storage. It would make a great game room, home office, or media room

Covered front porch and covered back Patio

Home was completely remodeled and updated in the past five years, updates include:

2 Year old Pool and decking, decking already prepped for future outdoor kitchen posts and hook ups

New Posts on Front Porch, tile on front porch, black shutters

2017 Roof

2016 Trane HVAC systems

All new interior and exterior paint

New cabinetry, hardware, fixtures, toilets, doors, window coverings, wide plank hickory hardwood flooring, quartz counters, stainless appliances including double oven, island kitchen, glass cabinetry

300 ft deep well

Septic System, field line system (has drawings) system was recently pumped

Front of Neighborhood recently acquired gas services (possibly in future)

Home has never flooded-113 ft elevation

Surrounding homes in the million+ including new gated Rolling Creek section

Homeowner has viewed deer and a fox in backyard, very private, quiet and a bird watchers paradise

Mature trees

Location, Location, Location! Close to Westpark Toll, 99/Grand Parkway, several new shopping developments, Close to Katy, Fulshear, downtown Richmond/Rosenberg, more than 100 restaurants and shopping within minutes, close to LCISD schools.

Why Seller is moving:

Relocating to another city due to career paths

What sellers loves about the home:

The floor plan is great for every day living and perfect for entertaining, the current dining room transforms at Christmas into a Christmas "Great room." "We love the privacy of the location, our grandchildren love swinging on the front porch and all the green space for them to play. No through traffic, cul de sac. We also can home office in our study. The 3+ garage and large pad for extra parking is wonderful for a car enthusiast. "

What sellers love about the area:

"The location is amazing! We are tucked back in a beautiful neighborhood yet Westpark, 99 and tons of restaurants are within minutes. We have a new HEB we love, as well Lowes, we are in Katy, Fulshear, Sugar Land, Richmond, Rosenberg in minutes! And with Westpark Toll nearby Houston is within minutes. " Country living with all the conveniences of 5 cities within minutes!