

## *Features of 22903 Chaus Court*

- Tommy Bailey Custom Home in gated Bayou Oaks - Cinco Ranch
- Interior sub-division lot on cul-de-sac
- Back yard privacy - home backs and sides to greenbelt with only one shared fence - no neighbor behind or to one side providing extra privacy
- Back greenbelt has play and picnic area
- Mature trees located on property and on greenbelts providing shade, color and privacy
- Only painted brick home in original Cinco
- Crown and double crown custom moldings throughout the home, including baths, laundry and secondary bedrooms.
- Special ceiling treatment (coffered or tray ceilings) in bedrooms
- Large oversized 16,200+ sq. foot lot
- Home is located inside Grand Parkway, providing easy access to Grand Parkway, I-10, Westheimer Parkway and Westpark Tollway
- Zoned to Katy ISD: Williams Elementary / Beck Junior / Cinco Ranch Senior
  
- Radiant barrier added to roof
- Extra insulation added in attic
- 2 - 16 S.E.E.R / 2 cycle Trane AC units down - couple years old
- 1 - 13 S.E.E.R Trane unit upstairs - 5 years old
- Newly replaced water heaters - 1 year old
  
- Large back yard allowing for extensive pool decking, with plenty of room for grass/play areas
- Large pool (Sunset Pools) - 2 years old
- Large back covered patio
- 2 arbors
- Exterior Bahama shutters on upstairs windows
- Wrought iron gate and fences
- Pea gravel custom driveway
- Exterior of brick, stone and stucco framing around windows
- Workshop cabinets in garage
  
- Granite counters in kitchen and master bath
- Custom slider drawers in kitchen cabinetry
- 2 powder rooms - one formal and one family room
- Double sided gas log fireplace - siding to formal and family room
- Slate flooring (pinwheel pattern) throughout most of downstairs.
- Wood flooring in formal study, master and master closet
- Hand crafted custom built-ins in formal study, family room, T.V. room, children's study, and master closet
- Large secondary bedrooms. Extra room or bedroom 5 is multifunctional and oversized
- 3 large upstairs hallway closets providing storage above and beyond the bedroom walk-ins
- Large walk-in closets in each secondary bedroom
- Custom painted ceilings in formals and master
- 2 studies (1 formal and 1 upstairs)
- Under mount cabinet lighting in kitchen and both studies
- Water softener
- Reverse osmosis water system
  
- Polished nickel hardware and plumbing fixtures throughout
- Plantation shutters in formals, study, and family room
- Wood interior framed windows downstairs
- Wired for central sound in family room, master and backyard
- Wired for surround sound speakers in T.V. room upstairs
- Wired for surround sound speakers in extra room upstairs