## 17731 Washburne Lane

## <u>Features</u>

- *≫* 2-story home on cul-de-sac street
- *∞* 5 bedrooms, 3.5 bathrooms
- *≈ 2-car attached garage with automatic door opener, double-wide driveway*
- Study features crown molding, ceiling fan, hardwood flooring and French doors
- *∞ Formal dining room features crown molding, hardwood flooring and updated light fixture*
- Beautiful kitchen features granite countertops, large island with seating and pendant lighting, stainless steel appliances, gas cooktop, double ovens, under cabinet lighting and a butler's pantry
- *▶* Family room offers 2-story ceiling, hardwood flooring, gaslog fireplace with stone surround, custom built-ins
- Spacious master bedroom has new carpet, high ceiling, crown molding, sitting area, ceiling fan and en-suite bathroom
- Master bathroom is complete with a dual sink granite vanity with make-up counter, garden tub, separate, oversized shower and large walk-in closet
- *≫* Upstairs gameroom has a high ceiling, ceiling fan and plush carpet
- *≈* Upstairs media room is designed for dual level seating
- *All 4 upstairs bedrooms are large, have ceiling fans, plush carpet and walk-in closets*
- *≈* 2 full upstairs bathrooms have granite vanities and tub/shower combination
- *≈* Surround sound in living room, gameroom and media room
- *≫ Radiant barrier*
- *≫* Upstairs *a*/*c* coil replaced in 2019
- *≈* Large backyard with covered patio
- r Sprinkler system
- る Zoned to CFISD

## <u>Amenities</u>

*≫* Pools, splash pad, tennis courts, walking trails