

14622 Saddle Briar Lane

FEATURES

- Spacious 3,000+ sf home in sought after **Stablewood Farms**
- Oversize 7,796 sf lot with **NO REAR NEIGHBORS**
- Mature oaks in front yard provide shade, curb appeal, and value
- 4 bedroom, 3 1/2 baths, gourmet kitchen, study & game room
- Great flow, arched doorways, high ceilings
- New roof and fencing Nov 2020, fresh paint, new downstairs A/C 2019
- Neutral wood look tile flooring downstairs
- Primary bedroom en-suite bath with dressing areas, separate tub and shower
- Quartz counter tops in primary bath
- Spacious closet in primary bedroom with built in dresser and hidden storage space
- Formal dining with pass through to kitchen and easy flow to family room
- Gorgeous kitchen with upgraded granite, custom cabinets, soft close drawers
- Subway tile and upgraded lighting in a number of areas
- Oversized island with dining height seating
- Wine/beverage frig, Pro Series appliance package
- Open concept family room and kitchen, arched entries
- Spacious family room with corner fireplace
- Nice sized secondary bedrooms with generous closet space
- Secondary upstairs bedroom with en-suite bath
- Large in house laundry with custom cabinets, storage and laundry shoot
- Game room on 2nd floor with window seat, built in bookcases and hidden storage room
- 3 car/tandem garage with epoxy floor finish
- Irrigation/sprinkler system and security alarm system
- Patio area perfect for entertaining
- Over 100K in renovations and updates/upgrades (see attached list)

AMENITIES

- Acclaimed Cy-Fair Schools, Farney Elementary and Goodson Middle School
- Enjoy community's park areas, basketball court and walking trails
- Walking distance to pool, splash pad, basketball court and play area
- Convenient to Hwy 290, Grand Parkway (99), Hwy 249
- Nearby Outlet Mall, Costco, numerous dining and shopping establishments
- Multiple HEB shopping centers minutes away

Homeowner Updates/Upgrades

Whole House

Wood-look tile floors
Upgraded energy efficient LED lighting in recessed lights
Replaced downstairs AC in 2019
Replaced fence in 2020
Replaced roof in 2020
Added full gutters

Kitchen

Custom built cabinets
Custom painted cabinets with trim accents
Soft close drawers
Upgraded granite
Pro Series appliance package
Custom light fixture
New faucet
New garbage disposal
Wine fridge
Updated backspash

Entry Way

Upgraded front door
Freshly painted walls
Freshly painted ceiling
Updated chandelier
Wood-look stair treds
Refinished banister

Living Room

Custom Fireplace Mantle
Upgraded fireplace surround
Freshly painted walls
Freshly painted ceiling

Dining Room

Custom built in soft close drawers
Upgraded granite

Laundry Room

Custom built ins
Custom cabinets
Upgraded Lighting

Garage

Epoxy floors
Repainted

Primary Bedroom

Installed ceiling fan

Primary Bathroom

Quartz countertops
Updated framed mirror
Frameless shower
Updated tile in shower
Custom built in storage with soft closing doors
Updated hardware

Primary Closet

Custom shelving
Custom soft closing drawers

Secondary Bedrooms

Updated shower tile
Updated glass shower
Installed ceiling fan (x3)

Game Room

Installed ceiling fan
