

24907 Falling Water Estates Lane

Cinco Ranch West/Katy, Texas

Interior: 6,081 square feet

Lot: 20,870 square feet

Built 2007

Interior Updates 2020

- New carpet and deluxe pad except for stairway
- 2 A/C units replaced (upstairs & game room)
- Wood floor sanded, stained & sealed
- Interior and exterior paint
- Garage interior paint
- Kitchen & butler's pantry cabinetry sanded, re-stained & re-sealed
- Tile flooring deep cleaned & re-sealed
- Counters deep cleaned, polished & re-sealed

Game Room (21 x 17)

- Wood & Slate tile flooring
- Wine storage
- Soft close custom drawers
- Venetian plaster walls
- Beamed ceiling
- 2 Dometic wine chillers

Dining Room (16 x 14)

- Custom Dupioni silk drapes
- Wood flooring
- Chandelier
- Butler's pantry that connects to kitchen with built ins and walk in pantry
- Pocket doors to game room

Kitchen (15 x 13)

- Granite topped island with storage
- KitchenAid microwave
- Bosch dishwasher
- Thermador built-in refrigerator
- Thermador double ovens
- Thermador gas 5 burner cooktop
- Beveled granite
- Full granite backsplash
- Wood flooring
- Under cabinet lighting

Family Room (21 x 19)

- Built-ins
- Texas Stone fireplace with gas starter
- High ceilings (20 ft)
- Under stairs large walk-in closet
- Shutters on transomed windows
- Wood flooring

Study (17 x 12)

- Wood flooring
- Custom built in adjustable shelving
- Gas log fireplace
- Double crown molding

Mudroom & Utility

- Travertine flooring
- Wash sink
- Samsung washer & dryer
- Whirlpool refrigerator
- Storage
- Hanging rod
- Seated storage bench
- Half bath
- Exit doors to garage and outdoor kitchen

Primary Bedroom (20 x 15) & Bath (17 x 17)

- Direct access to back patio
- Wood flooring
- Coffered ceiling
- 2 oversized closets with built-ins
- New carpet in closets
- Separate shower
- Jetted tub
- Split vanities
- Shutters with valance
- Built-ins

Martha
Turner

Sotheby's
INTERNATIONAL REALTY

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Exterior

- Outdoor kitchen:
 - Granite and stone
 - Sink
 - Refrigerator
 - Echelon Fire Magic grill
 - Pizza oven
- Recessed lighting
- Ceiling fan (2020)
- Mounted TV (stays)
- Wisteria covered veranda
- Stained patterned concrete walkway and driveway (power washed, deep cleaned, re-stained and re-sealed 2020)
- Pool lighting and landscaped lighting updated
- Spa heater replaced 2020
- Generator
- Outdoor shower with privacy gate
- Gated dog run & doggie door from garage
- Irrigation system throughout
- Pool with double rock waterfalls & slide
- Gas firepit
- 8-10 person hot tub
- 3 raised garden beds (herbs/vegetables)
- Rock river for beauty and drainage
- Landscape lighting
- Outdoor gate to access greenspace behind property

Garage (39 x 21)

- Four car spaces plus lift
- Epoxy painted flooring
- Custom weight bench
- 4 ceiling anchored bike racks
- Built in work bench