



3407 NORWICH GARDENS LN FULSHEAR, TX 77441 UPGRADES AND FEATURES

• Whole Home

- Cul-de-sac lot & covered front porch
- Beautiful stone & brick elevation Beazer home – Rocksprings floor plan
- Private Office/Study overlooking front porch
- Formal Dining Room & Breakfast Room
- Mud area with 9 cubbies and 5 hooks
- 2 bedrooms, 2.5 baths downstairs
- 2 bedrooms, 2 full baths on 2nd floor
- Crown molding and upgraded lighting throughout
- Grey ceramic tile wood look flooring, ceramic tile, & plush neutral carpet
- Whole house custom painted
- 3 car attached tandem garage widened for extra storage, double wide driveway for additional parking. Built in shoe rack and storage for tools
- Pre-Wired Alarm System
- Wrought Iron Staircase
- Game Room w/ custom benches & Media Room located on 2nd floor
- In-home utility room shelving, folding table, ample storage cabinets and hooks
- Digital thermostats
- Ceiling fans & blinds throughout
- Water Softener

• Kitchen

- Open to breakfast room & family room
- 42" White cabinets, granite counters & custom herringbone white backsplash
- Massive island w/ pendant lighting & counter height seating for 4-5
- Pot/Pans Drawers
- Stainless Steel Appliances including: Dishwasher, Built-in Microwave, 5-burner Gas Cook Top, Double Oven
- Butler's Pantry & Large Walk-in Pantry
- Built-in Planning Center

• Living Room

- Grey ceramic tile wood look flooring
- Gas log fireplace w/ custom tile wall
- Custom built-in cabinetry with lighting
- Wall of windows for natural lighting
- Open to Kitchen & Breakfast area

• Primary Bedroom

- Oversized spacious primary bedroom
- Trey ceiling
- Custom windows overlooking backyard

• Primary Bathroom

- Oversized Walk-In Closet
- Deep Soaking Tub & Separate Shower
- Separate Double Sinks w/ Granite Counters
- Custom cabinetry

• Outside/Backyard/Landscaping/Sprinklers/Attics

- Flagstone on front entry and back patio
- Brick on all 4 sides/Hardiplank Sides 2nd story
- Gutters on all 4 sides of the house
- Front/back Rain Bird 7 zone Sprinkler System with French drains
- Extended Covered Back Patio w/ gas line
- Walk in Attic off Game room with extra decking for added storage
- Walk in Attic off Bed 3 for added storage
- Outdoor furniture is negotiable
- Concrete pad for trash cans on side of house
- 2 Built In rain barrels
- 2 Water Heaters located in Garage

• Located in the beautiful Churchill Farms:

- Minutes from Entertainment, Shopping & Restaurants
- Community Swimming Pool & Playground
- Conveniently located minutes from FM 1463 FM 1093, Grand Parkway, & I-10
- Katy ISD Schools: Campbell Elementary, Adams Jr High School & Jordan High School

