

3506 Stanbury Place Lane, Katy, Texas 77494

Special Features and Upgrades

- Located in Cinco Ranch West
 - Outstanding Katy Schools
 - Home is adjacent to and has gated access to the Buffalo Bayou Nature Trail
 - Walking distance to schools, restaurants and shopping
 - Less than 2 miles from La Centerra at Cinco Ranch
 - Walk or bike to the Tennis Courts or Cinco Ranch Water Park
 - Custom pool and hot tub with plenty of space to play and entertain
 - Nicely landscaped front and back - Mature shade trees
 - Island Kitchen open to the family room with large pantry and Silestone counters
 - Recent double oven and microwave
 - Primary bedroom w/en suite bathroom with attached study/office
 - Primary bath includes a large walk-in closet, separate tub and shower with double vanities
 - Warm gas fireplace in the family room
 - Recently replaced balcony overlooking the pool and nature area behind home
 - Large game room separating the four upstairs bedrooms
 - Enclosed storage unit w/covered patio behind the garage
 - Over sized 3-car garage
 - Covered Patio
 - Hive programmable thermostat
 - The pool has been recently acidized and the decking has been re caulked
 - Recent paint
 - HVAC less than two years old
 - NEVER FLOODED!
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- **Seller contributing \$5,000 towards upgrades or buyer's closing costs**
 - **Seller's preferred lender will contribute 0.5% of sales price towards the buyer's closing costs. Please ask the listing agent for lender information.**

