

27003 Boater's Crossing Drive-Lakes Of Katy

What Buyer's want to know- Please take one

*Look down this list to find out where the secret panic/safe room is located.

*The Media room is currently being used for storage, but please feel free to take a look to see it's potential.

Welcome to Lakes of Katy a premier ski, wakeboard, wake surf, and tubing lake community zoned to the best schools offering a low 2.18 tax rate and no MUD tax. You do not have to like to ski to want to live on the water on an acre. This will be the absolute best place to start your family, raise your kids, enjoy and empty nest or anything in between. This is the kind of neighborhood where your neighbors still watch out for you and your kids can enjoy a childhood, more like you had, and run free. This custom home was built and maintained with care and no expenses were spared on the custom options. This is a one-of-a-kind unique custom home with no duplicates in this neighborhood or anywhere else. Please read all the options listed, and feel free to reach out anytime with questions. 281-923-9709. I lived in this neighborhood for 13 years and I'm happy to answer questions about anything. Brand new 10K AC unit for Master bed/bath installed July 2021. New well installed 2017.

Overall Features

- 4,810 Square feet, 4 bedrooms, 4.5 bathrooms.
- Extra large kitchen, pantry, game room overlooking the lake, media room, secret safe/panic room, and large family room.
- A whopping 12 closets for storage.
- Lot size 43,647 feet, build started in 2007 and occupied in 2008.

Indoors-General

- One water heater replaced in 2018 and a second water heater was just replaced in 2021.
- Water softener system-Included in the sale
- In line-walls pest Control.
- Central Vacuum both downstairs and upstairs.
- 3 separate air conditioners- First floor replaced in 2020, Upstairs unit, and separate master bedroom AC.
- 2 attic areas. One pulldown attic and one walk in attic with plywood decking for extra walk-out storage.
- Ceiling fans throughout home.
- 2 custom- built upgraded gas log fireplaces. One in the family room and one in the master bedroom.
- Wrought iron decorative stair railing on inside staircase matches outside staircase on patio.
- New carpet in game room and 3 upstairs bedrooms.
- Most of the home is wired for surround sound and includes speakers in the wall or ceiling as well as outdoor patio.
- Upgraded large picture windows in kitchen, dining and living room overlooking the lake. These windows are tinted.
- All bathrooms in the home have comfort height toilets.
- All solid wood doors on most of first floor.
- Double crown molding in most of first level.
- Solid Walnut stairs as well as master bedroom, study, and balcony area leading to the upstairs rooms.

Kitchen and Dining room

- Viking 5 Burner gas stove and wine fridge.
- All kitchen cabinets and drawers are custom solid cherry wood. 35 oversized cabinets and 26 drawers. Includes large pull- out trash can, 2 slide out spice racks as well as an “appliance garage”.
- Under cabinet lighting, wired speakers in ceiling, upgraded granite, double crown molding and a 21 foot breakfast bar that can easily seat 12 or more
- Dining area can easily fit your large table and overlooks the lake. Dining has beautiful oval double trayed ceiling with hidden LED lighting.

Pantry and Large Laundry room, Mud room and MUD/Pool bath

- Large Walk-in pantry conveniently located behind the kitchen. **In the pantry, there is a secret wall of shelves that opens to a panic/safe room. Be sure not to miss this one. Look for shelves right in front of door.**
- Large laundry room has access from the driveway and garage doors. Built in sink area. A great place for dog kennel and storage. Silestone Counters and plenty of built-in shelves and storage as well as a built- in ironing board in cabinet. Lower level cabinet in laundry room has pull out storage for laundry.
- MUD room and bath are easily accessed from the boat house, lake or backyard and includes full size shower. This can make for a great dog washing station as well.

Entry Foyer, Family Room Study, and Powder room

- Expansive 2 story entry with wrought iron and walnut stairs.
- Large Family room with two story ceiling and windows. Upgraded tinted picture windows as to not spoil the view.
- In floor outlet installed under the sofa and Porcelain tile floors.
- Large powder bath located between living room and kitchen with and travertine vessel sink.

Master Bedroom and bath

- Master bedroom and bath has separate AC unit. Bedroom has walnut hardwood floors, picture windows overlooking the back patio and lake as well as custom upgraded gas log fireplace. Double trayed ceiling in master with hidden LED lighting.
- Bathroom with travertine floors and beautiful stone accented wall with walk through large shower. (Chandelier over master bath excluded from sale).
- Custom cherry cabinets, separate his/her vanities, granite counters, plenty of storage and nice sized master closet inside the bathroom that includes built in dresser and built-in shelves. This bathroom also includes a storage bench for extra bathroom storage.

Study

- Very unique octagon shaped mid-level study with walnut floors and built-in display shelving and in floor plug.

Game room and separate Media Room

- Game room with brand new carpet has large picture windows overlooking the lake and second floor balcony. Perfect size for pool table or anything else your heart desires. This room also comes with a wet bar and fridge. French doors open to the long second story back patio with a staircase leading to the first floor outside. Hard wired for speakers and includes speakers in the ceiling. This room also has a closet with built ins and cabinets.
- Media room (being used as storage room) has great attic space included and off to the side hallway. Perfect room for all your movie nights.

Outdoor patios and Boathouse

- Private boathouse (only a few private boathouses in the neighborhood)
- Boathouse is built with upgraded composite Timbertech decking. This is a major upgrade. No fading, no splinters and doesn't have to be replaced like wood decking.
- Boathouse has boat lift and storage room with lights.
- Both upstairs and downstairs patio have slate tile. Downstairs patio has wood ceiling and is also hard wired for speakers with speakers included. Upstairs patio has wrought iron staircase leading to the downstairs that matches the indoor staircase.
- Both upper and lower patio have recessed lighting.

General Outdoors

- Home is equipped with built in easy to maintain bug spray system that is included in this sale. Mosquito sprayers on patio, upper deck, boat dock, and above garage doors.
- Cast stone columns on back decks
- Plumbed for both gas and electric for outdoor kitchen or pool.
- Full sprinkler system in front and back yard
- Yard lights on 4 corners.
- Upgraded built in mailbox to match the home.
- Upgraded Aluminum fence with 4 entry gates.
- Extra wide and long driveway with plenty of easy and accessible parking for your guests or extra cars.
- New water well installed in 2018.
- 3 car garage that is extra deep and includes work bench area.
- Garage as well as garage doors are fully insulated. New garage doors and openers in 2020.
- 5 exterior entry doors on the first level, 2 on the second floor (replaced 2020)
- Tech shield installed in attic to minimize heat.