

# WELCOME HOME!

Pam Roth

Realtor®

832.841.5928

pamrothrealtor@gmail.com



## Just the Facts

- ⇒ Subdivision
  - Silver Creek Ranch
  - 26242 Southern Glen Ln
  - Katy, TX 77494
- ⇒ 4 bedroom, 3 full bath
- ⇒ 3,025 square foot
- ⇒ 3 car garage
- ⇒ Katy ISD
  - Woodcreek Elementary School
  - Tays Junior School
  - Tompkins High School
- ⇒ Built in 2010
- ⇒ 1 story
- ⇒ Offered at \$380,000



4



3



3







STUNNING 1 STORY KATY HOME in award winning Katy ISD! This home is sure to check the boxes on everything you are looking for in a home. Open floor plan, quartz countertops, stainless steel appliances, 4 bedrooms, 3 full bath, split bedroom floor plan - check check check! With a breakfast bar, formal dining and breakfast rooms, you will have ample space to host family and friends. Add to that a spacious family room and you have a winning combination. The primary bedroom complete with sitting area and en suite is sure to delight. The primary closet is complete with closet organizer. Outside you will find a large backyard with covered patio and ceiling fan. The tandem 3 car garage is perfect for your parking needs. The Silver Ranch neighborhood boasts parks, pool, splash pad, tennis courts, walking paths and much more. The community is a short drive to restaurants, entertainment, and shopping. This one story home is a rare find in this housing market.





# Property Pictures



# FEATURES AND UPGRADES

26242 Southern Glen Ln  
Katy, TX 77494



**Pam Roth**

Realtor®

JLA Realty

(832) 841-5928

- ◆ Open floor plan with cozy gas log fireplace
- ◆ Stainless steel appliances with gas cooktop
- ◆ Kitchen boasts stunning quartz counter tops and island
- ◆ Updated kitchen lighting, stainless steel double sink and cabinet pulls
- ◆ Fantastic breakfast bar opens the kitchen to the family room
- ◆ Butlers pantry doubles nicely as a coffee bar
- ◆ Formal dining room and family room are complete with crown molding and tray ceilings
- ◆ Breakfast room opens to the family room and is complete with pillars and crown molding
- ◆ Huge primary suite with sitting area for those quiet moments
- ◆ Fantastic primary bath with spa tub, separate shower and his and her sinks
- ◆ Black out blinds in primary bedroom
- ◆ Spacious primary closet complete with closet organizer
- ◆ Hand scraped hardwood floors
- ◆ Plantation shutters in front and back of home
- ◆ Spacious utility room with shelving and room for a refrigerator
- ◆ Tandem 3 car garage
- ◆ Large covered patio complete with ceiling fan to overlook the backyard

## NEIGHBORHOOD AMENITIES

- ◆ Award winning Katy ISD schools
- ◆ Community pool with splash pad
- ◆ BBQ Pavilion
- ◆ Walking and biking paths
- ◆ Neighborhood parks
- ◆ Tennis Courts
- ◆ Low HOA (\$775) and low taxes (2.842)
- ◆ Close to dining, shopping, and entertainment
- ◆ Excellent location to major freeways
- ◆ Fun and friendly neighborhood
- ◆ And much much more!