

## 22822 Deforest Ridge in Cinco Ranch

### Special Features and Upgrades

- Gated Community
- Custom built one of a kind – Original owners
- Walking distance to schools, bike/nature trails restaurants and shopping
- Community Park across the street
- Upgraded lot - adjacent to green belt; lots of room to play outside
- Custom pool and hot tub and plenty of patio space to entertain
- Newly landscaped - Outside Large patio always shady great for cook outs on built in KitchenAid grill
- Open concept family room and kitchen with dining area with tons of light from the oversized windows
- Hardwood floors throughout the main floor, with the master and guest room downstairs both have walk in closets with built ins and en suite bathrooms with marble and tile. Master closet also has a built in safe!
- Separate living area and dining room, butler's pantry with wet bar, wine cooler and extra closet space.
- 10-12 ft ceilings, custom solid wood doors.
- Kitchen features large, oversized quartz island, appliance pantry and tons of storage
- Thermador cooktop, 2 oversized ovens, KitchenAid dishwasher and microwave and a large built in GE Monogram Refrigerator
- Mud room with tons of storage/ upper and lower built ins, walk in pantry
- Study area with built in desks and shelving
- Private office with custom built ins/bookshelves, wainscot, and a built in tv cabinet with storage.
- 2 spacious bedrooms upstairs with en suite bathrooms, walk in closets with built ins
- Two gas fireplaces with one wood burning
- Game room/tv room – wainscot, built ins, extra storage and game closet
- Media room has space for it all!
- Top of the line hardwood floors, not the fake stuff
- Separate Laundry area with oversized sink, wall to wall upper and lower cabinets
- Access through garage from pool
- Patterned concrete accented driveway
- Homeowners had extra insulation added to the home and a tech shield installed under the roof, which not only helped keep house comfortable without high energy bills, it kept the house from any issues during the hard freeze.
- 2 attic spaces for storage
- Oversized 600 sf garage for a lot more storage needs
- Home has security system with motion detectors and ring doorbell
- Per Owner – 4,924 square feet
- House has never flooded
- Easy Access to Westpark Tollway and 99 Eliminating Growing Traffic from West Areas