

# Feature Sheet

28102 Island Manor Ln  
Fulshear, TX 77441

## Features:

- \$92,000 – Heated Pool and Spa (With Full Smart Home Automation and Extended Deck)
- \$16,000 – Wine Grotto and Wall Arch Casings
- \$15,450 – Balcony Upgrade
- \$7,390 – Plantation Shutters
- \$6,300 – Media Room Equipment
- \$5,200 – Drainage and Irrigation
- \$3,825 – Gas Fire Pit
- \$2,800 – Wood Floors In Game Room
- \$1,500 – Living Room Chandelier
- 2 Balconies, Front Porch And 2 Story Covered Patio
- Oversized Master Suite With Large Seating Area
- Butlers Pantry, Gourmet Kitchen Featuring SS Appliances, Granite Counters, Oversized Island, Breakfast Area & Dry Bar
- Media Room, Game Room, Study
- High Ceilings, Crown Molding, Plantation Shutters

## About the Community;

Location, location, location!! Nestled in Fulshear, TX right next to Katy and sits in between FM1093/Westpark Tollway & Texas Heritage Parkway in Cross Creek Ranch with easy access to I-10. It boasts over 3200 acres with 30 miles of walking and biking trails, stocked lakes, fitness center, parks, several resort style pools, dog park, and zoned to the highly acclaimed Katy ISD with all schools located in the neighborhood and walking distance from home.