



New to the area? Keep in mind:

- Home has never flooded
- You have access to all Cinco amenities, like the Beach Club and the Waterpark
- Low property tax rate compared to other areas saves on taxes every year
- Lifetime Fitness nearby

Got small kids? Don't miss our...

- Beautiful playground across the street
- The huge ledge on the pool for young children and their floaties
- Soundproof master suite with no sound of running children above it
- Some of the top elementary, junior high, and high schools in KISD
- With an office in the master suite, the front room or extra large room upstairs could both be playrooms so kids always have a space to play

This house is special, check out our:

- Hidden room with attic above and sound reducing walls and secure door off the master closet is excellent office or nursery
- They are cut back after recent freezes, but the flower beds in the front and back are filled with dozens of plants and bushes that will grow each Spring and flower until Winter freezes, attracting butterflies and hummingbirds.
- An unheard of 2 home offices in different areas of the house are great for 2 remote professionals or homeschooling children

Major improvements to keep in mind since 2016 as you tour this home:

- Scratch resistant wood look rectified tile installed in entire first floor
- All bathrooms 18-inch travertine marble and frameless shower in master
- pool - added ledge, new tile, coping, and pebbletech finish, back wall, fire pit, water features, Pentair Intellibright LED lights and controller, new pumps, filters, and heater

- living room coat closet conversion to mudroom so those backpacks, shoes, and coats have a central storage location
- stairs - removed carpet and added white risers, lights, and vinyl plank
- New roof 30-year architectural shingles
- New 5 ton AC unit
- Main Sewer line replaced with thicker pipe because of tree roots
- Second office off master closet
- Outside painted Oct 2021
- Inside painted Nov 2021
- Attic off upstairs bedroom floored with shelving
- Upgraded appliances and replaced disposal
- All lights including recessed converted to LED
- Door and closet added to game room upstairs so it could be 4th bedroom upstairs, and to reduce noise filtering downstairs

