

18718 Evergreen Falls Drive

- ❧ *2 story home in Barkers Ridge*
- ❧ *4 bedrooms, 3.5 bathrooms*
- ❧ *Detached 2-car garage*
- ❧ *Formal living room off the foyer includes custom built-ins and hardwood flooring*
- ❧ *Formal dining room boasts hardwood flooring*
- ❧ *Well-appointed island kitchen features granite countertops, white appliances, gas cooktop, double ovens and window above the sink*
- ❧ *Spacious family room boasts a ceiling fan, hardwood flooring and gas log fireplace*
- ❧ *Master bedroom is upstairs and features an en-suite bathroom*
- ❧ *Master bathroom is complete with a dual sink vanity, garden tub, separate shower and 2 walk-in closets*
- ❧ *3 upstairs secondary bedrooms with Luxury Vinyl Plank flooring, large closets and ceiling fans*
- ❧ *2 upstairs secondary bathrooms, 1 is Jack 'n Jill*
- ❧ *Private backyard with swimming pool/spa and no back neighbors*
- ❧ *Sprinkler system*
- ❧ *Home alarm system*
- ❧ *Tankless water heater*
- ❧ *Zoned to Katy ISD schools*
- ❧ *Easy access to I-10, Grand Parkway and the Beltway*