

WELCOME *home*

9980 BOULDER BEND LANE, BROOKSHIRE TX



LISTING AT
\$399,000



ABOUT THE PROPERTY

Located on a quiet cul-de-sac in Katy ISD, this stunning 2-story home is filled with tons of modern upgrades. The open concept floorplan downstairs makes entertaining a breeze, and the bonus room upstairs is perfect for the little ones to play in. From the bamboo hardwood floors to the calacatta marble backsplash and fireplace, all the way out to the backyard oasis with the sparkling pool and spa, this home truly has it all. Hurry, this one won't last long...

OUR PROPERTY FEATURES

- 2,366 Sq. Ft.
- 8,698 Sq. Ft. Lot
- 4 Bedrooms
- 2.5 Bathrooms
- Bonus Room
- Swimming Pool
- Spa
- 2.5 Car Garage
- Surround Sound
- Security System
- Home Gym
- Wine Closet
- Walk In Pantry
- ... and MORE!

contact

VERA MITROFANOVA

713.391.5368

vera.bergstrom82@gmail.com

FROM THE *family*



Welcome to our little slice of paradise tucked back into Willow Creek Farms. We knew from the moment we drove in that this neighborhood was truly a hidden gem. It is constantly filled with the laughter of children and the sound of two neighbor's cracking open a cold one. Our cul-de-sac is filled with wonderful families who welcomed us with open arms right away, and are looking forward to meeting you as well. We are zoned to Katy ISD which has been rated the best school district in Houston for many years now. Bryant Elementary is just an easy two block walk away, so most kids and their parents walk or bike to school every morning.

Our house was built in 2012, but as we know, age is just a number. We upgraded the entire lower level from builder grade tile to bamboo hardwood floors in 2020, and also replaced the builder tile backsplash and fireplace surround with marble tile in 2021. The appliances in the kitchen are less than 5 years old as well. The house is equipped with smart home thermostats and switches for your convenience. We also added some not-so-noticeable items to the house as well such as surround sound systems (upstairs and downstairs), new shingle roof in 2020, tankless water heater, security cameras, new ceiling fans and light fixtures, and an EV plug and generator inlet for emergency backup during power outages.

On a more noticeable note, the backyard is our pride and joy. This house sits on one of the biggest lots in the entire neighborhood. There's the great big patio (already set up with utilities for an outdoor kitchen), a fire-pit area, a play area for the kids, plenty of green space for the dogs to run around, and of course, the heated pool and spa. We built this pool in 2020 for both adults and kids to enjoy, from the non-slippery material choices and beach entry for the little ones, to the built in table and negative-edge spa for entertaining. Everything can be controlled by just the touch of a button from your phone, so you'll be ready to host pool parties in no time.

We have made so many amazing memories in this home, and we hope you will too. Now, it's your turn.

Welcome home.

contact

VERA MITROFANOVA

713.391.5368

vera.bergstrom82@gmail.com