



## 4311 Estes Ridge

### Property Feature Sheet

3539 SF of beautiful one-story living

Large sparkling pool with 12-foot sundeck, hot tub and water fountain feature, near the fire pit!

4 bedrooms and 3 full baths

Over 13,000 SF lot

Full 3 car wide driveway

3 and 3/4 car garage with built in custom shelving

Loads of space for entertaining

Full sprinkler system

Lush landscaping

Covered patio with fans

Outdoor kitchen

Huge side yard on either side of home

Gourmet kitchen with 19-foot island, 24 drawers and 39 cabinet doors, granite counters, stainless appliances and under counter lighting

Butlers Pantry with 8 cabinet doors and 2 drawers

Mud room with built in backpack hooks and seat as well as storage closet!

Walk in pantry

Study with French doors and built-in bookshelves

Game room with built in bookshelves and French doors

Spacious Breakfast room

Huge laundry room with shelving and drawers designed and installed by Container Store

Surround sound in den and outdoor patio

Partially decked attic

Minutes to 99 and I-10, great for commuters

Zoned to outstanding Katy ISD schools: right down the street!

Close to shopping, restaurants, and grocery stores