

***Features and Upgrades***  
***19927 Kellicreek Drive***  
***Katy, Texas 77450***

**General Description:**

Kelliwood Estates  
Home 4,084 Sqft  
Lot 13,000 Sqft  
4 Bedrooms/3.5 Bathrooms/3 Car Garage/Study and Game Room  
Mosquito misting system  
Salt water pool and hot tub  
Outdoor kitchen  
Back load 3 bay garage and auto court  
Pro-dunk hoops adjustable in ground basketball hoop  
Auto driveway gate  
3 HVAC systems less than 9 years old, downstairs furnace 2022  
2 Hot water heaters 2021  
Triple pane windows on the back side of the home  
Water softener (2021)  
Plantation shutters

**Backyard Retreat:**

Mature landscaping with multiple grassy areas  
Salt water pool and hot tub  
Waterfall feature  
Pergola with outdoor kitchen  
Auto court  
Mosquito misting system  
Removable pool fence

**Garage (28 x 22):**

3 Auto bays  
Backload entry  
Sink utility

**Entry (14 x 12):**

2 story ceiling height  
Sweeping stair case with wood treads  
Coat closet

**Study (14 x 12):**

Built-in storage and display  
Double crown molding  
Ceiling fan  
Engineered wood flooring

**Dining Room (16 x 12):**

Chandelier  
Chair rail and wainscot detailing  
Engineered wood flooring

**Wet bar (6 x 5):**

Sink  
Wine storage  
Marble counters and upgraded backsplash  
Cabinet storage

**LYNETTE LEW**  
REALTOR



\*INFORMATION SUCH AS MEASUREMENTS, SQUARE FOOTAGE AND DESCRIPTIONS OF MATERIALS, FIXTURES OR OTHER COMPONENTS OF THE IMPROVEMENTS MAY NOT BE ACCURATE AND SHOULD NOT BE RELIED UPON, BUT SHOULD BE INDEPENDENTLY VERIFIED BY BUYER PRIOR TO PURCHASE.

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**Living Room (23 x 21):**

Recessed lighting and double crown molding  
Neutral brick hearth and brick clad fireplace surround  
Wood burning, gas starter fireplace  
Pre-wire for television  
Open to the kitchen with sweeping views of the backyard and pool area  
Engineered wood flooring

**Kitchen (15 x 14):**

Breakfast bar with pendant lighting  
Recessed lighting  
White cabinetry  
Double crown molding  
Double ovens  
Gas range  
Island with contrast paint  
Dishwasher 2021  
Large, walk-in pantry  
Additional storage closet under the back stairs  
Opens to breakfast area and living area  
Engineered wood flooring

**Breakfast Area (11 x 10):**

Open to the kitchen and back stairwell  
Wainscot detail  
Full lite door to back covered patio

**Utility Room (10 x 9):**

Refrigerator nook  
Soaking sink  
Pool shower  
Folding counter  
Cabinet storage  
Engineered wood flooring  
Mud rack located just outside along with garage walk through door  
Adjacent half bathroom/pool bathroom in hallway

**Primary Bedroom (17 x 15):**

Neutral carpet  
Gambrel ceilings with ceiling fan  
Sweeping views of the backyard and pool area  
Room for sitting area or bassinet

**Primary Bathroom (15 x 15):**

Remodeled shower with herringbone tile to the ceiling  
Jetted soaking tub  
Herringbone tile floor detail  
Double vanity with makeup station and undercabinet storage  
Updated countertops  
Double closets  
Separate water closet  
Herringbone tile floor detail

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**Gallery display with cabinet storage**

Neutral carpet

Adjustable shelves

**Game Room (23 x 13):**

Gambrel ceilings

Recessed lighting with ceiling fan

Windows overlooking the scenic backyard area

Double French door entry

Speaker pre-wire

Central upstairs location

**Bedroom #2 (14 x 11):**

Gambrel ceilings

Ceiling fans

Neutral paint and carpet

Walk-in closet (7 x 5)

**Bathroom #2 (11 x 5) (5 x 4) (7 x 5):**

Hollywood bathroom with undercabinet storage

Undermount sink with 8 inch spread faucet

Framed mirror

Cabinet storage with laundry hamper

**Bedroom #3 (14 x 13):**

Gambrel ceilings

Ceiling fans

Neutral paint and carpet

Walk-in closet (7 x 5)

**Bedroom #4/Second Primary Bedroom Option (21 x 12):**

Gambrel ceilings

Ceiling fans

Neutral paint and carpet

Walk-in closet (9 x 6)

**En Suite Bathroom #3 (9 x 8):**

Undermount sink with 8 inch spread faucet

Framed mirror

Cabinet storage with laundry hamper

Most of the furniture is also for sale separately.

**LYNETTE LEW**  
REALTOR

Better  
HOMES  
REAL ESTATE

GARY  
GREENE

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