

6318 Flewellen Falls Ln Cross Creek Ranch

Updates & Features added by the Current Homeowners

INTERIOR

Attic stairway added in Garage (2021) - \$2,000
New water heater (2020) - \$1,800
Kitchen cabinets repainted (2019) - \$6,500
Kitchen lighting (2019) - \$2,500
Interior walls and all trim re-painted (2019) - \$12,000
Fireplace Mantle enhancement (2018) - \$1,500
Attic insulation added (2018) - \$1,500
Additional Plantation shutters installed to complete all windows - \$7,500

EXTERIOR

New pool/hot tub heater (2022) - \$4,000
Custom TV cabinet built and mounted at covered patio (2021) - \$2,000
Wood paneling installed at Patio ceilings (2021) - \$2,500
Re-sodding of front yard (2021) - \$2,500
Installed landscape lighting (front and back) (2020) - \$5,500
Freestanding Outdoor Kitchen Built (2019) - \$16,000
Enhanced landscaping - multi-year project - \$10,000

COMBINATION INTERIOR/EXTERIOR

Additional ceiling fans (upstairs and patio) (2018) - \$2,000
Home theatre speakers added to main Living room and wired Patio for cable TV - \$2,000

RECENT MAINTENANCE

Window cleaning (interior & exterior) - September 2022
Carpet cleaning - September 2022
Sprinkler system check and repair - August 2022
HVAC system annual check-up - May 2022
Dryer vent cleaned – June 2021
Gas fireplace cleaned and serviced - November 2020

CROSS CREEK RANCH COMMUNITY FEATURES

Katy public schools for K-12 (Elementary, Junior and High School) are located within the community. There is a dog park within walking distance of the home in addition to one of many “pocket” play parks and abundant walking trails. A Fitness Center and multiple community pools including a waterpark are available to homeowners through secure access.

Be sure to check out <https://www.crosscreektexas.com> for a full list of the neighborhood amenities.