

# **7 Kayak Ridge Dr.**

## **Village of Creekside Park**

A RARE FIND! SPECTACULAR WATERFRONT 1.5 STORY Luxury Patio Home in peaceful Kayak Ridge walking distance to 5 star/5 ribbon Creekside Forest Elementary & to Rob Fleming Aquatic Center w/a lazy river! Fast access to I-45 via Gosling Rd. & Woodlands Pkwy to the North or SH 99 to the South! SOPHISTICATION ABOUND! Formal dining room, Mom's desk area close to Breakfast room and gourmet kitchen w/abundant GRANITE COUNTERTOPS, Reverse Osmosis System, & S/S appliances. Family room w/beautiful floor to ceiling corner stone fireplace! GORGEOUS WOOD FLOORS throughout entire downstairs! Primary bedroom w/water views! 2 secondary bedrooms down w/Jack & Jill bath! Upstairs large game room & extra bedroom with full bath! Enjoy serenity on the BACK PATIO or take a walk around the pond! TRUE side by side 3 CAR GARAGE with wide driveway!!

### **Recent Upgrades of Approx. \$75K**

- 11/2022 - Primary bath shower glass door  
Fresh interior paint
- 12/2021 - Wrought Iron Fence
- 10/2020 - ROOF
- 10/2020 - Kitchen Aid gas cooktop, Vent Hood, Sink faucet
- 12/2019 - HVAC with a 10 years warranty on parts & labor
- 06/2017 - 2x50 Gallon Water Heaters
- 06/2015 - Back patio tile
- 06/2015 - Carpet in Primary closet, stairs, game room & upstairs bedroom,  
Light fixtures, Ceiling fans

### **10 Things We Love Most About Our Home**

- Private waterfront back yard with gate access to the pond
- Peaceful neighborhood in World Renown Master Planned Community
- Open concept with impressive floor to ceiling stone fireplace
- Gorgeous wood floors in entire downstairs living areas including Primary Bedroom
- Bright living space with wall of windows and lots of natural light
- Primary bedroom with wall of windows to water views
- Two secondary bedrooms downstairs with Jack & Jill bath
- Large Game Room and private guest bedroom upstairs with a full bath
- True side by side 3 car garage with wide driveway
- Conveniently located near parks, pools, schools, shopping, dining and entertainment