

Best of both worlds: Tranquil country living while not having to sacrifice big city conveniences. 15-20 min to Katy via Chew Rd / I-10, or Westpark (FM 1093) / FM 1458. Appx. 5 acres of beautiful wooded & rolling TX land. High-end finishes and intricate architectural details set this home apart from the rest; the magical location tucked away from the hustle & bustle of the world are what make it a one-of-a-kind.

- 1.5 Story with optimal layout combines open spaces for entertaining guests, daily living & private areas to retreat for quiet relaxation.
- Mornings on the porch bed-swing are like having front row seats for watching stunning TX sunrises & the music of nature waking up as the soundtrack
- 21'x18' covered outdoor living patio & uncovered 12'x22' patio:
- Double sided outdoor fireplace (gas or woodburning)
- Reclaimed 16" wood-look stamped concrete
- Koi pond with waterfall
- Stubbed & ready for outdoor kitchen; Plumbed for sinks in garage & laundry rooms
- Small creek runs through the property-usually a dry creekbed unless its rained (no flooding - high elevation)
- Huge picture windows along the entire back side of the home shows off breathtaking nature views
- Heavily wooded
- Lots of wildlife; Watch families of deer as they grow & play each year in the yard
- Wooded
- Pecan Trees
- ENORMOUS 12'x6' granite island, single slab (no seams) w/thick mitered edge
- Double & triple crown molding
- Quiet, dead-end street, few neighbors
- Ideal for buyers looking to get out of suburbs for more room & privacy
  - For homesteading
  - Plenty of room for gardening
  - Light Restrictions & lots of room to add a pool, workshop, or more
- Upgraded / over poured builder slab & 4x6 framing
- 8" hand-scraped solid hardwood floors
- Soaring 12'-20' tray & vaulted ceilings
- Carrera Marble & Granite countertops & vanities
- 8' 6 panel interior doors
- Handmade, solid wood, 6" clear-view plantation shutters
- Knock-down textured walls
- 8.5" baseboards
- Study w/8' double full glass french doors - can be a bedroom w/closet & full bathroom
- Double full glass french doors off breakfast to covered patio
- Vessel sinks
- Granite wetbar upstairs
- Stacked stone backsplash
- Upgraded stainless steel ventood extended to ceiling
- 5 gas burner stove
- Convection oven
- Convection microwave
- Tons of storage space with custom 55" cabinets
- Pots & Pans Drawers that slide out
- Slide-out Spice Cabinet
- Built-in Coffee Cabinet
- Built-in cabinets under the 12x6 island is perfect for storing appliances, cookware & all of the things you want out of sight but easy to get to fast
- Modern Apron Front Farmhouse Undermounted Stainless Steel Sink
- Reverse Osmosis Water Filtration
- Stainless Steel Appliances
- Wall of built-in's & limestone gas or wood-burning fireplace
- Outlets under roof soffit for Christmas lights
- Outlets in floor for side tables in den
- 8 all-weather outdoor outlets
- Double-sided fireplace on patio; gas or wood burning
- Media room, gameroom, & bonus room upstairs: Tons of options, very versatile space
- Master suite / wing with exercise room that can also be a nursery, gym, office or bonus room:
  - 20' cathedral vaulted ceiling
  - Huge picture window with breathtaking views
  - Private 8' all glass french patio door that leads to covered lanai & outdoor living
  - Spa-like bathroom with deep Jacuzzi soaking tub
  - Large, walk-in frameless shower with rain shower faucet from ceiling
  - Double granite vanities
  - Vessel sinks
  - Huge walk-in closet with built-in shelves
  - Smart switches
  - Upgraded faucets, hardware, fixtures
  - + More

