

13314 Sweet Ridge Court

Southlake

Interior: 4,209 Sq ft | Lot: 16,413 Sq ft | Built 2015

Interior

- Fresh interior paint (2023)
- New carpet throughout entire house (2023)
- Puromax reverse osmosis water filtration system
- Tankless Renaii gas water heater
- 3 car garage with extra 5ft "bump out" space
- Windows on south side of house have solar screens (currently stored in garage)
- Wi-Fi enabled security system and cameras

Office (13 x 11)

- 9' ceilings with wall of large windows
- Enclosed with glass French doors
- Hard wood flooring

Dining Room (14 x 13)

- 9' ceilings with wall of large windows
- Hard wood flooring
- Separate hallway to butlers pantry, powder room, and kitchen

Living Room (26 x 17)

- Ceilings vault to 18' with wall of windows
- Tile flooring
- Gas log fireplace
- Hard wired for speakers

Kitchen (17 x 12)

- Crown molding
- Exotic granite countertops
- Under counter lighting
- Blanco kitchen sink
- Kitchen island overhang equipped with storage and seating
- Stainless steel appliances
- Breakfast room with door to back patio
- Butlers pantry tucked away, with nearby laundry room and powder bath
- Hard wired for speakers

Primary Bedroom (15 x 12) & Bath

- Located on the 1st floor
- 11' ceilings with crown molding
- Wall of windows
- Bathroom offers double split vanity with granite countertops, separate soaking tub, and walk in shower
- 2 spacious separate closets

Second Floor Flex Spaces

- 10' ceilings
- Open concept game room with closet
- Private media room

Secondary Bedrooms / Baths

- Guest en-suite is located on 1st floor
- Bedroom #3 located in separate wing, with hall bath
- Jack & Jill bathroom with direct access to bedroom #4 and bedroom #5; two separate vanities with granite countertops

Exterior

- New in-ground pool with heater & hot tub built by McKinney Custom Pools (2022)
- New gas fire pit (2022)
- Covered back patio (27 x 8) with gas connection
- Second largest lot in the entire neighborhood
- Located on a premier cul-de-sac lot

Neighborhood

- Southlake neighborhood includes a community pool, playgrounds and parks, community events, and neighborhood lakes with walking trails
- Alvin ISD, zoned to Glenn York Elementary, McNair Junior High, and Shadow Creek High School
- Close proximity to HEB, Costco, Starbucks, etc.