

24802 Boulder Lakes Court

Debbie Callan

Realtor-Associate®

713.851.5100

Debbie.Callan@SIR.com



Notable Features + Amenities

FOYER

- Elegant wood and glass entry door with wrought iron detail on door, transom and dual side lights
- Decorative Crystal Chandelier
- Oak hardwood floors
- High ceilings

LIBRARY (12 x 14)

- Oak hardwood floors
- Custom built in bookcase
- Ceiling fan with light kit
- Plantation shutters
- Crown molding
- French privacy doors

FORMAL DINING (17 X 13)

- Oak hardwood floors
- Plantation shutters
- Decorative chandelier
- Crown molding

FAMILY ROOM (22 x 22)

- Oak hardwood floors
- Crown molding
- Traditional fireplace mantel with marble hearth & stone surround
- Fireplace has gas logs with gas connections
- Accent stack stone wall
- Tray ceiling with cove lighting
- Ceiling fan with light kit
- Recessed lighting
- Bay of windows overlooking backyard oasis

ISLAND KITCHEN (12 x 19)

- Ceramic tile floors
- Stainless Kitchen Aid dishwasher
- Stainless Kitchen Aid Refrigerator/Freezer with water/ice dispenser

ISLAND KITCHEN (CONT)

- Stainless Kitchen Aid double ovens, one with convection
- Stainless Kitchen Aid six burner gas cooktop with pot filler
- Zephyr Savona stainless vent hood
- Stainless Kitchen Aid microwave oven with carousel
- Stainless Wine Cooler
- 42" cabinets with generous counter and cabinet spaces
- Granite countertops with bullnosed edges
- Tile backsplash with decorative inlays
- Double stainless sink
- Recessed lighting
- Under cabinet lighting
- Crown molding
- Breakfast bar with pendant lighting and stone surround

Breakfast Room (10 x 12)

- Ceramic tile floors
- Decorative chandelier
- Crown molding
- Access door to covered patio

PRIVATE PRIMARY SUITE (17 x 15)

- Oak hardwood floors
- Crown molding
- Coffered ceiling
- Recessed lighting
- Plantation shutters
- Decorative light fixture
- Gas log fireplace with cast stone mantel and hearth
- Access door to covered outdoor patio

PRIMARY BATH

- Ceramic tile floor with decorative inlay
- Granite counters
- Dual vessel sinks with separate vanity
- Built in cabinetry
- Oversized mirrors with beveled edge and vanity lighting
- Decorative chandelier
- Recessed lighting

PRIMARY BATH (CONT)

- Crown molding
- Walk-in shower with tile surround and decorative inlay
- Jetted garden tub with tile surround and decorative inlay
- Plantation shutters
- Built in linen closet
- High ceilings
- Private water closet
- Large walk in closet with built in cabinets with drawers and shelves
- Three way dressing mirror

SECOND BEDROOM (13 x 12)

- Oak hardwood floors
- Crown molding
- Plantation shutters
- Ceiling fan
- Walk in closet

GUEST BATHROOM

- Large mirror with beveled edge and vanity lighting
- Plantation shutters
- Recessed lighting
- Crown molding
- Ceramic tile floors
- Granite counters with vessel sink
- Tub/shower with ceramic tile surround with decorative inlay and glass enclosure
- Built in linen cabinet
- Built in medicine cabinet

THIRD BEDROOM (13 X 11)

- Oak hardwood floors
- Plantation shutters
- Tray ceiling
- Crown molding
- Walk in closet

JACK N JILL BATHROOM

- Large mirror with custom frame
- Crown molding
- Vanity lighting
- Ceramic tile floors
- Tub/shower with glass enclosure, ceramic tile surround with decorative inlay

FOURTH BEDROOM (13 X 11)

- Oak hardwood floors
- Plantation shutters
- Crown molding
- Tray ceiling
- Walk in closet

LAUNDRY ROOM (6 x 13)

- Ceramic tile floors
- Accommodates full sized washer & dryer
- Custom built in storage cabinets
- Stainless utility sink
- Closet
- Access door to attached three car garage

GAMEROOM (21 X 15)

- Custom built in cabinetry with adjustable shelves
- Two wine refrigerators
- Custom shades
- Recessed lighting
- Ceiling fan
- Crown molding

CABANA BATHROOM

- Custom framed mirror
- Ceramic tile floors
- Access door to backyard

ATTACHED GARAGE

- Three car attached garage
- Sheetrock finished
- Plantation shutters
- Automatic opener with remotes
- Key pad

OUTDOOR KITCHEN AND EXPANSIVE COVERED PATIO

- Incredible views of backyard, lake and fountain
- Slate flooring
- Beadboard ceiling
- Granite counters with stone surround
- Recessed lighting
- Stainless grill with side burner
- Oven
- Stainless refrigerator
- Kegerator
- Fireplace with gas connections

UPGRADED FEATURES

- Kitchen Aid Appliances – 2020 – Stove, double ovens, microwave, refrigerator, dishwasher
- HVAC System – Two zone system – June 2022
- Renovated the Living room, kitchen, bar and outdoor gourmet areas
- Two pool pumps 2021
- Revamped outdoor fireplace
- Upgraded landscaping in front and back elevations
- Installed Pelycan Central water system

OTHER FEATURES

- Vanguard built in 2005
- Meticulously maintained by current homeowner
- Stucco exterior
- Alarm system
- Paneled interior doors
- Mature landscaping
- Zoned sprinkler system (8 zones in front yard, 16 zones in backyard)
- Wrought iron fenced side yards
- Prewire for outdoor speakers
- Circular driveway with extra parking
- Built in speakers
- Wrought iron privacy gate
- Covered backyard patio with retractable screen
- Three car attached garage with automatic remote openers
- Low E, double paned windows
- Many nearby neighborhood conveniences, parks and trails
- Homeowners Association - \$5,797 annually – includes manned privacy gates and common area maintenance
- Per Seller property has never flooded
- Convenient location with easy access 99, Interstate 10 and Westpark Tollway provide great access to downtown Houston, Medical Center and most work corridors
- Exemplary Katy Independent School District – Elementary – Rylander Elementary School, Middle School Woodcreek Junior High School, High School – Tompkins High School