

# WHAT I LOVE ABOUT MY HOME

**9914 SPRINGFIELD RIDGE DRIVE  
KATY, TX 77494**

- **Location:**

- Across the street from 1 of 54 neighborhood parks.
- Less than 1 mile from desired elementary school.
- Easy access to major roadways for an easy commute.

- **Layout:**

- 4 en-suite bedrooms, 2 of which are on 1st floor.
- Open floor plan, seamlessly connecting kitchen, dining, living.

- **Storage:**

- Walk-in attic for easy access to holiday decor.
- Built-ins: loft, breakfast area, dropzone, & laundry room
- Hidden under-stair storage

- **Backyard:**

- Remote controlled 25k gallon pool, hot tub & water features
- Kids Safety fence for pool
- Fire pit
- Huge covered patio
- Outdoor kitchen with sink & fridge

- **3-car garage:**

- vertical storage system
- fridge & sink
- 50 amp hook-up

- **The Cinco Ranch Community!**

## CONTACT US

✉ [Steven@TheKinneGroup.com](mailto:Steven@TheKinneGroup.com)

🌐 [TheKinneGroup.com](http://TheKinneGroup.com)

☎ 281-610-3625



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COMPASS