

**4406 COBALT CROSS ST, KATY, TX 77493**

**FEATURES**

**FRESHLY PAINTED INSIDE AND OUTSIDE TRIM, EVEN THE GARAGE IS PAINTED.**

**BRICK 4 SIDES WITH STONE ELEVATION IN FRONT.**

**GORGEOUS MAHOGANY FRONT DOOR W/LEADED GLASS W/DECORATIVE IRON RAILING.**

**RING DOORBELL.**

**LOTS OF WALK-IN CLOSETS FOR STORAGE. ALL CLOSETS ARE WALK-IN.**

**HUGE FOYER WITH COFFERED CEILING AND CHANDELIER.**

**HIGH CEILINGS THROUGHOUT.**

**SPLIT FLOOR PLAN WITH PRIMARY PRIVATELY LOCATED IN THE REAR, TWO BEDS & A BATH UP FRONT, AND 4<sup>TH</sup> BED ON OTHER SIDE OF THE HOUSE, WITH FULL BATH RIGHT BY THE DOOR...PERFECT GUEST ROOM.**

**ROOMY 3 CAR TANDEM GARAGE W/ELECTRIC PANEL IN GARAGE FOR EASY ACCESS.**

**"MUD ROOM" ON ENTRY FROM GARAGE WITH BUILT IN BENCH AND HOOKS FOR COATS, BAGS, ETC. STORAGE BUILT INTO BENCH.**

**LARGE STUDY W/FRENCH DOORS, WOOD FLOORS, HIGH CEILINGS.**

**OVERSIZED LAUNDRY ROOM W/BUILT-INS. WASHER & DRYER INCLUDED.**

**HUGE DEN IS OPEN TO KITCHEN W/WALL OF WINDOWS, GAS LOG FIREPLACE W/TRAVERTINE MANTEL & REMOTE.**

**ISLAND KITCHEN WITH TONS OF CABINETS, GRANITE COUNTERTOPS, UNDERMOUNT LIGHTING, GAS COOKTOP, BIG PANTRY, BREAKFAST BAR.**

**SUN ROOM W/FRENCH DOORS IS A BONUS ROOM. CAN ALSO BE AN SECOND STUDY.**

**PRIMARY BED IS ROOMY W/ENSUITE BATH, FEATURING GRANITE, DOUBLE SINKS, SOAKING TUB, STALL SHOWER, PLUS TWO WALK-IN CLOSETS.**

**WOOD AND TILE THROUGHOUT. ONLY CARPET IS IN 4<sup>TH</sup> BED AND CLOSETS.**

**EXTRA LARGE COVERED PATIO WITH WATERFRONT VIEW, PERFECT FOR RELAXING OUTDOORS WITH A VIEW. NO BACK NEIGHBORS.**