

# 6618 Lavender Bend Lane



## Highly Acclaimed Cinco Ranch Community

- Enormous pool-sized lot with no neighbors on one side located on a cul-de-sac
- Huge extended covered patio with additional uncovered area
- 3,331 square feet 2010 home with 4 beds, 3.5 baths, game room, media room & study
- 3-car front-loading garage with overhead storage and epoxy floors
- Convenient location for your commute and all your shopping needs
- Primary suite on first floor features separate tub & shower and closet system
- Washer, dryer & projector included
- Multiple smart home devices including:
  - Nest doorbell camera
  - 2 Nest thermostats
  - Rachio Smart Sprinkler Controller
  - Smart Wi-Fi lock for front door
  - Wi-Fi enabled kitchen appliances
- Over \$40,000 in upgrades within the past year Including:
  - New roof (2022)
  - Plantation Shutters
  - New paint first floor
  - Newly enclosed office with glass French doors
  - Several new light fixtures and ceiling fans
  - Stainless steel double oven with range, microwave, dishwasher
  - New AC coil and drain pan (2023)



*14,826 square foot lot with plenty of room for a pool*



*Massive, covered patio area*



## Excellent Area Schools

British Private Prep School within walking distance

Zoned to excellent schools in the Katy Independent School District

- Seven Lakes High School
- Seven Lakes Junior High School
- Stanley Elementary School (with bus pick-up)

## Highly Acclaimed Master-Planned Cinco Ranch

- 6,000 square foot Lakehouse Community Center with 5 meeting rooms and kitchen that can be rented by residents
- 11 swimming pools including lane pools, family pools, beach-entry pool, resort-style water park, water slides
- Splash pads
- Tennis courts in multiple locations
- Pickleball court
- Social events including, Swim team, Food truck Fridays, Classes, Bingo & a Ladies social club 501(c)4 with charitable and social events
- 7 walking trails around bodies of water ranging from 0.8 to 2.1 miles in length
- Too many pocket parks to count with things like gazebos, benches, softball field, play structures, swings, BBQ grill

