



*for
Sale*

VILLAGES OF BEAR CREEK...WHERE CHARM MEETS COMFORT IN YOUR NEW HOME

Discover charm and tranquility in this classic home nestled on a quiet cul-de-sac in Katy. This idyllic floor plan offers a peaceful escape from the hustle and bustle, providing you a comfortable place to call your own. With its classic setting and timeless appeal, this home invites you to experience the perfect blend of comfort and convenience.

5606 RIVER KNOLL CT. | KATY, TX 77449

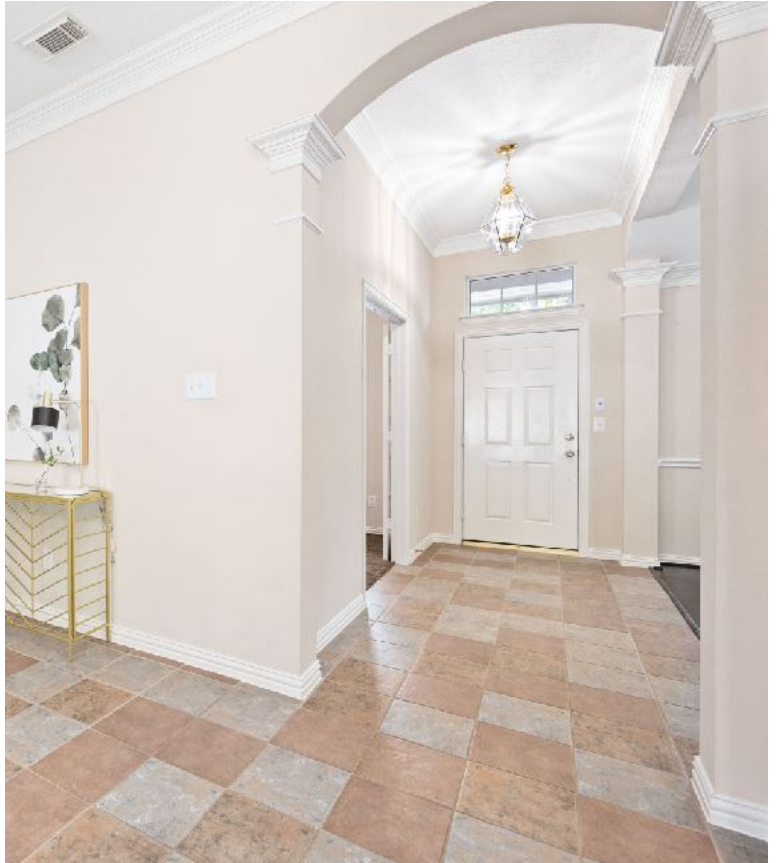


CU-DE-SAC CHARMER: WHERE TRANQUILITY MEETS TIMELESS APPEAL

Located on a quiet cul-de-sac in the lovely Villages of Bear Creek subdivision, you'll discover a charming home on a spacious lot. Featuring a large family room open to a classic kitchen, the home also offers a formal dining room and a dedicated study to create a floor plan that meets your needs. Crafted by David Weekley Homes, you'll find an energy efficient design adorned with raised ceilings, crown molding, and elegant lighting. Step inside through a covered entry and note the welcoming atmosphere. Either side of the entry houses a formal dining room and a dedicated study behind beautiful French doors. High ceilings in

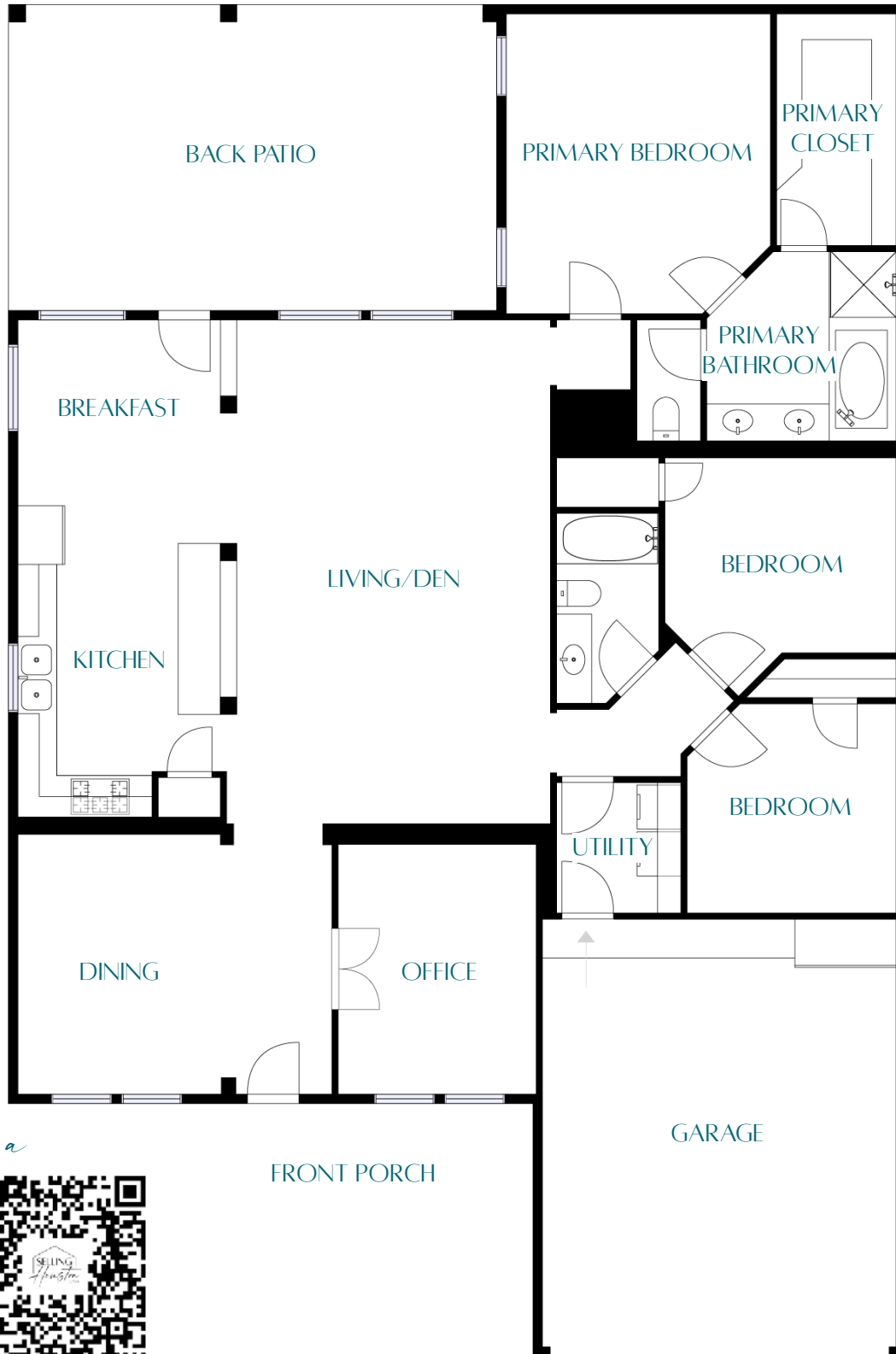
the family room and adjoining kitchen create ample space for large gatherings. The kitchen, dressed in white features recessed lighting, plenty of counter space, and a tile backsplash. You'll love the primary suite overlooking the backyard. It features a spacious walk-in closet and a well-appointed bath with a dual-sink vanity, a garden tub, and a separate shower. Comfortable secondary bedrooms are located near a lovely hall bath featuring a tub and shower combination. Enjoy the outdoors on a covered patio with a deck surround as you gaze onto a beautiful landscaped yard. Embrace the beauty and serenity of a convenient lifestyle.





FLOOR PLAN

The thoughtfully-designed residence at 5606 RIVER KNOLL CT boasts a floor plan BUILT FOR COMMUNAL GATHERINGS that also has plenty of QUIET PLACES TO TUCK AWAY for private time.



Scan for a
3d tour



Floor plan provided for marketing purposes only. Buyer should verify dimensions and details.



SELLING Houston TEAM

With more than 43 years of cumulative experience, The Selling Houston Team has had the privilege of bringing more than 375 Houston-area listings to market. The Selling Houston Team exceeds client expectations through impeccable marketing, negotiation skills, and pro-active client communications. **Contact the Selling Houston Team to assist with buying a home, selling or leasing a property, or marketing your next development.**



Jennifer Vickers

jennifer@sellinghoustonteam.com
713-240-9671

Jennifer Vickers is a relationship-centric Realtor® specializing in residential listings. Co-leader of the Selling Houston Team and recipient of the HAR Realtor of the Year and 20 Under 40 Rising Stars in Real Estate Awards, she has also been featured in Texas Monthly as a multiyear Five Star Real Estate Award Winning Professional. Her detail oriented approach has helped Jennifer become a Top Producer since entering the real estate business in 2014.



Julie Harrison

julie@sellinghoustonteam.com
281-520-6024

Julie Harrison enjoys all aspects of the real estate business. She especially loves meeting and establishing relationships with new clients. Julie has resided in Houston for more than 20 years and, as a native Texan, she can put her insider knowledge to work to find the best home for your needs. She uses proven techniques and resources to help find the perfect home of your dreams earning her an abundance of five star reviews from clients who note "she is there every step of the way" and, "at the end, you feel like family."



Lauren Neely

lauren@sellinghoustonteam.com
713-449-4651

Lauren Neely is one Realtor who truly understands the importance of connecting with people. A native Texan from Victoria, Lauren earned a BA in Psychology from Texas Lutheran University and a Masters in Counseling from University of Houston. During her internship at UH's career services she realized how her skills and interests might lay the groundwork for a career in realty. Lauren loves working with people and is committed to helping them find the property that is best for them.



Rebecca Freeman

rebecca@sellinghoustonteam.com
281-633-6433

Becca is a US Navy Veteran and prior mortgage lender who has been living in Houston for 15+ years. With her wealth of experience in the field, Becca looks forward to helping clients with all their real estate needs. Becca is originally from Louisiana, and we are excited to have her as part of our team.

Key Details

3		2		1894 SF	
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Lot Size	7407 SF
Subdivision	Villages at Bear Creek
Property Type	Single Family
Stories	1
Year Built	2002
Construction	Brick/Wood
Style	Traditional
Garage	2 Car Attached
Heating	Central Gas
Cooling	Central Electric
Foundation	Slab
HOA	\$550
Neighborhood Amenities	Swimming Pool, Splash Pad, Playgrounds, Walking Trails
School District	Cypress Fairbanks ISD
Elementary	Emery
Middle	Rowe
High	Cypress Park
MLS Number	44584883



711 W 17TH STREET | HOUSTON, TX 77008



This is not intended to solicit a currently listed home. Information is deemed reliable, but not guaranteed.



VILLAGES OF BEAR CREEK

Discover the charming allure of Villages of Bear Creek, a stunning jewel in Katy's real estate crown. This well-established community offers an array of delightful amenities, designed to enhance your living experience. Picture yourself indulging in a refreshing dip in the community swimming pool, kids enjoying the playgrounds and splash pad, and serene walks along the picturesque trails, set amongst the backdrop of magnificent tree-lined streets.

Nestled conveniently to the north of I-10 and just east of 99, Villages of Bear Creek makes daily commuting a breeze. The perfect position affords residents easy access to multiple major Houston connections, transforming both local jaunts and regional trips into effortless excursions. This strategic location brings you closer to an abundance of shopping opportunities and delightful gastronomic destinations in and around Katy. At Villages of Bear Creek, your dream location becomes a reality.

Beyond the boundaries of your immediate neighborhood lies a world of adventure and recreation for the whole family. Attractions cater to every interest and age. From thrilling rides at Typhoon Texas Waterpark to shopping sprees at Katy Mills Mall or cultural experiences at the Katy Visual Performing Arts Center, there's never a dull moment. Avid readers might appreciate the vast offerings at the Harris County Katherine Tyra Library.

For outdoor enthusiasts, the nearby Bear Creek Pioneers Park sprawls over 2,000 lush acres, with a variety of hike-and-bike trails, sports fields, and picnic areas. Here, you can soak in the rejuvenating fresh air and bask in the beauty of nature right in your backyard.

With a great location and plenty of amenities, you'll love coming home to Villages of Bear Creek.

