



40 Hollingers Island Cinco Ranch Masterpiece!



Property Highlights

- 4 Bedrooms
- 3 1/2 Bathrooms
- 4,371 Square Feet
- 3 Car Garage
- Open main living area
- Large Island Kitchen
- Media and Game Room
- Spacious Bedrooms
- Private Study!
- Backyard Paradise with Pool!
- Great Location!



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KELLERWILLIAMS. REALTY

920 South Fry Road

Houston, TX 77450



**40 Hollingers Island
Katy, Texas 77450**

40 Hollingers Island Features List

Since purchasing this home, the seller has spent in excess of \$180,000 in upgrades.

Kitchen

- Large Island Kitchen
- Stainless Steel Appliances
- Ample cabinet and counter space
- Double Oven
- Granite Countertops
- Open to Living Room
- Multi-burner Gas Range Cooktop
- Butler's Pantry

Luxurious Primary Retreat

- Spacious Bedroom
- Dual sinks
- French Door leading to backyard
- Jetted Tub
- Separate Shower
- **HUGE walk-in closet**

Outside Features

- Heated Pool and Spa Remodel
 - Baja Step, Pebble tech, waterfall and silver travertine coping
- Surround sound
 - Bowers & Wilkins with bluetooth audio interface
- Sprinkler System
- 65" Class The Terrace Partial Sun Outdoor QLED 4K Smart TV + Mount
- Covered Patio with Grill, Fireplace, and Concrete and stamp flooring
- Basketball hoop with half court - Silverback SB60 Ghost

Other features!

- Gated Community
- Nest Learning Thermostats - x3
- Formal Living and Dining Room
- Spacious Bedrooms
- Spacious Game Room
- Private Office with built-ins
- Pool Table in Game Room is included!
- Garage Racking



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Negotiable Non Realty Items

- Theater power recliner chairs - total 6 seats
- 120" Screen Innovations Projector screen in Media Room
- Epson LS500 short throw projector in Media Room
- Definitiv Surround Speaker System Denon AVR-960H 8K (5 total pieces)
- Samsung Terrace Outdoor Television on the Stone Fireplace
- Primary Bedroom Furniture Set
- Upstairs Game Room Shelving
- Guest Room Bookshelf



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