

Updates & Features

**25218 Saber Oaks Drive
Richmond, TX 77406**

Recent Updates:

- Range
- Dishwasher
- Remote Blinds on high windows
- Backyard fence
- First floor toilets

Features:

Sizable 5 Bedroom: This property boasts a convenient first-floor primary bedroom, offering easy access and privacy.

Elegant Wood Flooring: Enjoy the timeless beauty and durability of stunning wood floors that grace every room of this home.

Modern Gourmet Kitchen: Experience the joy of cooking in a spacious kitchen with granite countertops, a large island, and beautiful arched doorways that seamlessly connect to the living room.

Cozy Living Space: Gather around the fireplace in the living room for warmth and comfort during chilly evenings.

Outdoor Oasis: Step onto your oversized covered patio with a cooling fan, perfect for relaxing and entertaining, and find serenity under the pergola.

Entertainment Haven: The expansive upstairs gameroom with tall ceilings provides endless possibilities for family fun and leisure.

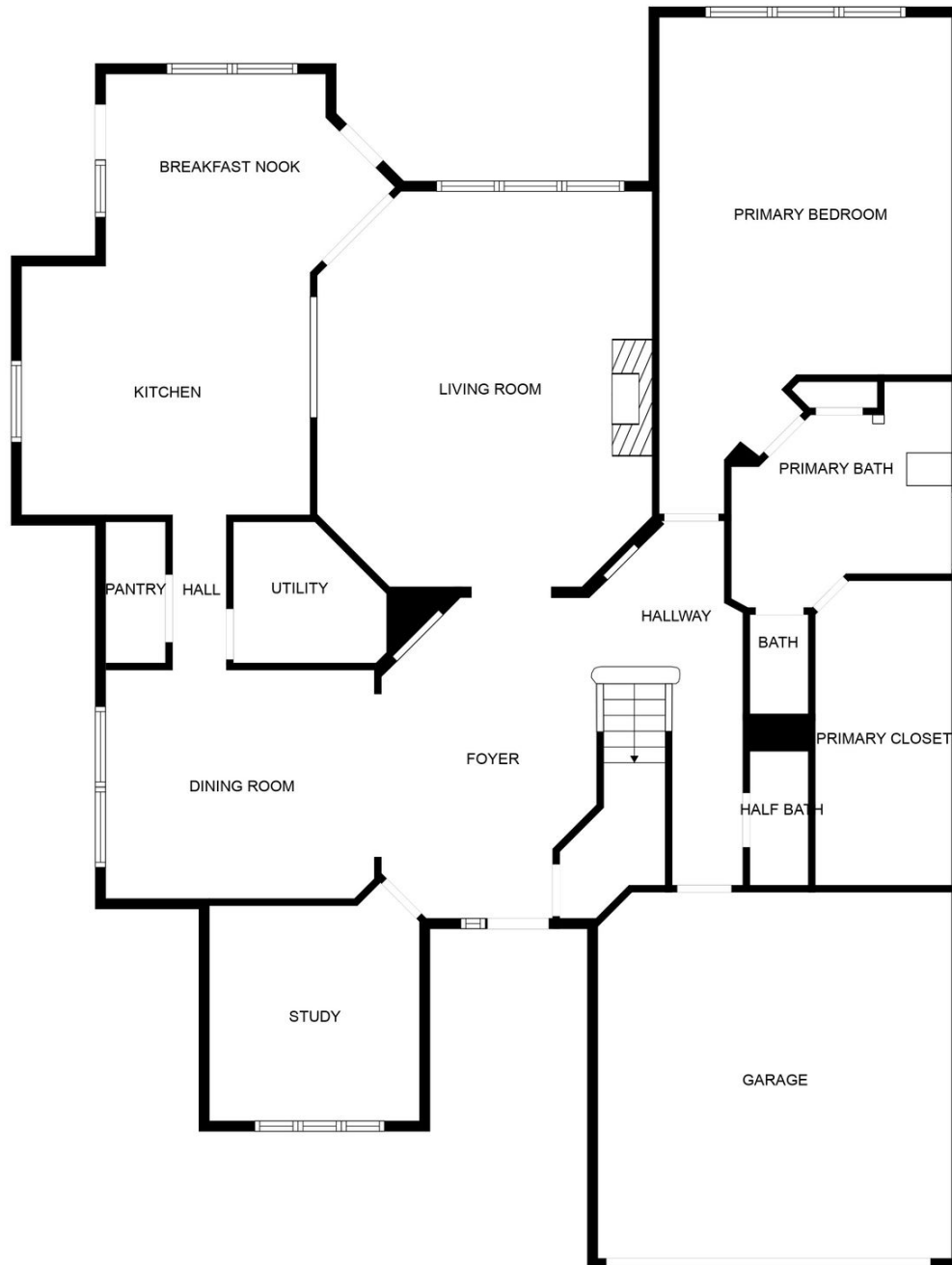
Ample Storage Solutions: Stay organized with ample storage space throughout the home, ensuring a clutter-free living environment.

Architectural Elegance: Admire the charm of crown molding that graces the home, adding a touch of sophistication to every room.

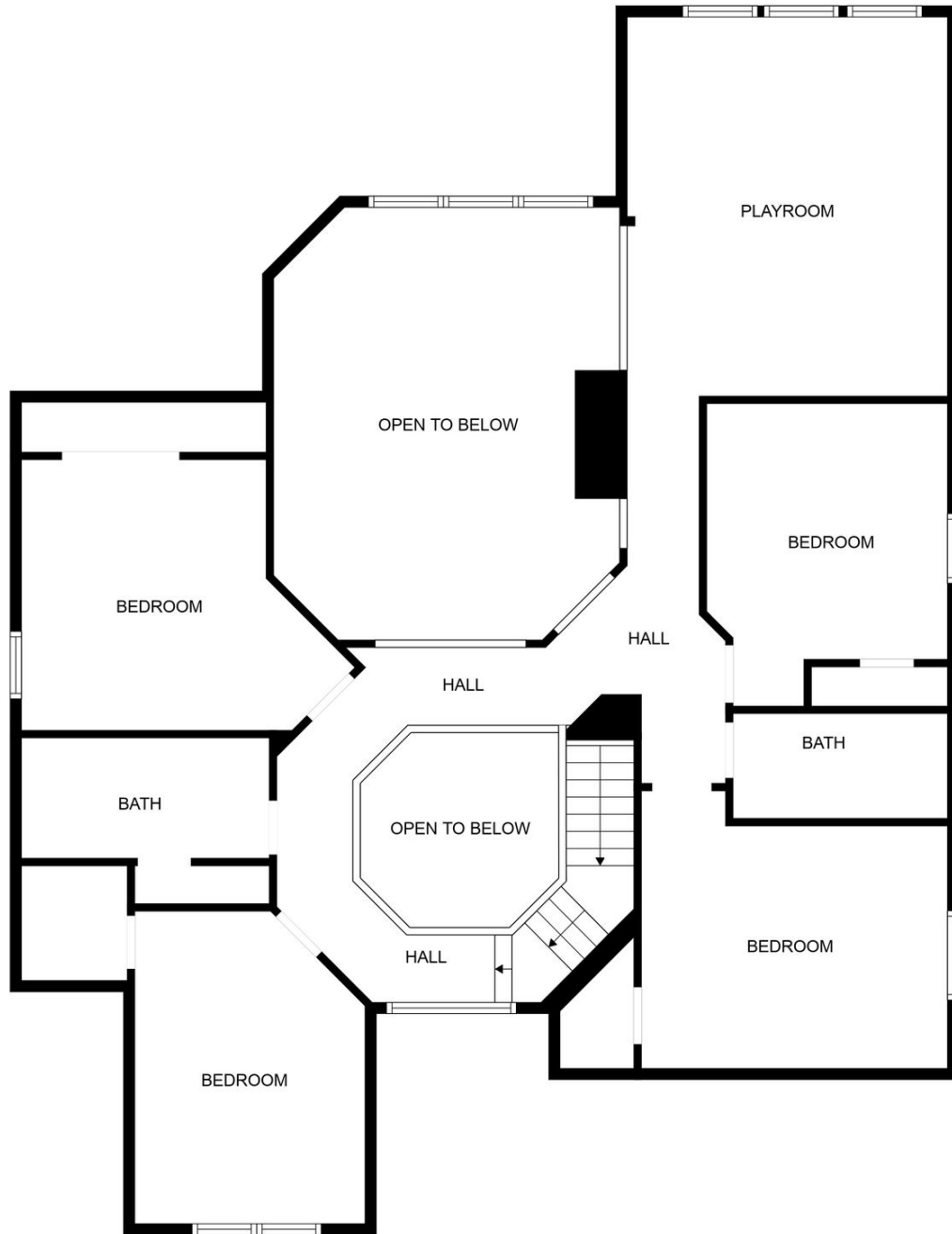
Formal Dining Luxury: Host memorable dinners in the formal dining room, complete with a coffered ceiling, offering an elegant setting for special occasions.

Floorplan

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We've asked the sellers a few questions to get to know their community...

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How would you describe the area, and what it's like living here?

This neighborhood is an absolutely perfect location for someone who wants to live in the suburbs, but commutes to houston for work! Its 3 min from 1093 and its 15-20 min from pretty much anywhere in katy! You really can't beat it. And what I'm most upset about...HEB is right across the street! This lot is on a double culdesac (great for kids wanting to ride their bike in the street). Lots of kids and neighborhood is very kid friendly area. Neighborhood has a private pool for the residents of canyon gate and walking around the lake is always a good workout!

What has been your favorite thing about living in this community?

Our neighbors have been such a joy to live next to ! We have made life long friends here and will miss them very much.

What are your favorite places to eat, shop, visit in the neighborhood?

On the Kirb, Starbucks, Chicken Salad Chick, Wingstop, Fajita Petes

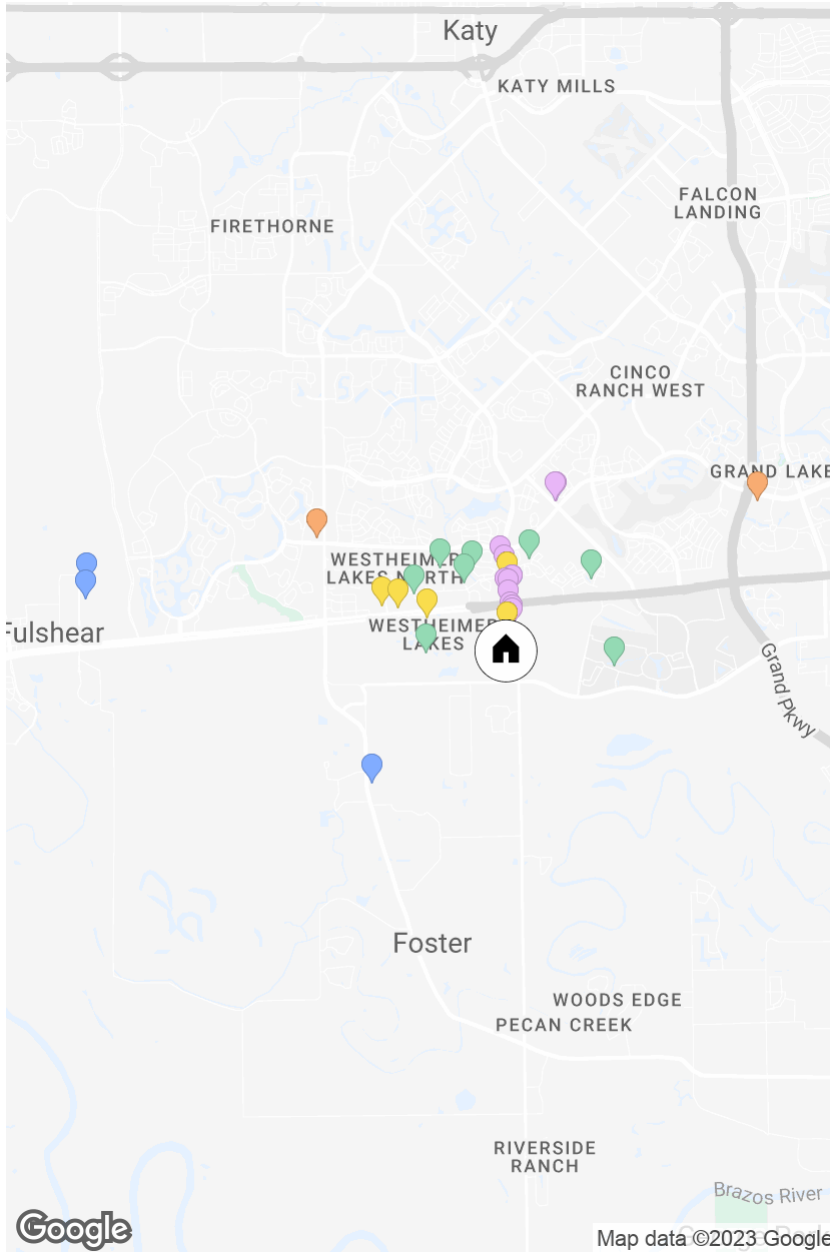
What else can you share with future buyers?

The kitchen is fantastic and the backyard is hard to beat in this neighborhood. We will miss it!

25218 Saber Oaks Drive

Westheimer Lakes

5 BD 4 BA 3827 SF



RESTAURANTS

- Rosati's, 0.25mi
- Kluay Kluay Thai Asian Cuisine, 0.28mi
- P. Terry's, 0.31mi
- Taqueria Dame Mas, 0.43mi
- Chipotle Mexican Grill, 0.55mi
- On the Kirb, 0.56mi
- Salata, 0.59mi
- Starbucks, 0.59mi
- Papa Johns Pizza, 0.89mi
- Fajita Pete's - Seven Lakes, 0.79mi
- Marco's Pizza, 1.62mi
- Kokio Chicken, 1.62mi

SCHOOLS

- BENTLEY EL, 1.94mi
- FULSHEAR H S, 4.36mi
- Dean Leaman Junior High School, 4.37mi

GROCERY STORES

- ALDI, 2.27mi
- Whole Foods Market, 3.01mi

PARKS

- Cinco Ranch II Park at Sedona, 0.82mi

- Westheimer Lakes Park, 0.83mi
- Sedona - Ralston Bend Park, 0.91mi
- Cinco Ranch II Park and Pavillion at Cinco Terrace & Garnet Stone Ln, 0.98mi
- Rosewood walking Trail, 1.08mi
- Cinco Ranch II Park at Rosewood, Rosemary Knoll Ln, 1.11mi
- Lakes of Bella Terra - Family Recreation Center, 1.13mi
- Cinco Ranch II Park at Haywards Crossing & Burgess Heights Ln, 1.14mi

GYMS

- Fun & Fitness Gymnastics, 0.20mi
- Iron Tribe Fitness Cinco Ranch, 0.72mi
- Anytime Fitness, 0.89mi
- KOKORO WARRIOR FITNESS, 1.20mi
- Bikram Yoga Katy, 1.36mi