

# 17411 Lynn Orchard Drive

- ❧ *1-story in master-planned Dellrose*
- ❧ *3-car attached garage with automatic door opener*
- ❧ *4 spacious bedrooms, 2.5 bathrooms*
- ❧ *Well-appointed kitchen with granite countertops, tile backsplash, stainless steel appliances, gas range, under cabinet lighting and corner pantry*
- ❧ *Spacious family room with backyard views*
- ❧ *Dining area off the kitchen and family room*
- ❧ *Private home office with French doors*
- ❧ *Primary bedroom features plush carpet, ceiling fan and en-suite bathroom*
- ❧ *Primary bathroom is complete with a dual sink vanity, oversized shower with 2 shower heads and a bench, and walk-in closet*
- ❧ *2 secondary bedrooms are spacious and include plush carpet and large closets*
- ❧ *Full secondary bathroom with a large vanity and tub/shower combination*
- ❧ *Half bathroom with a pedestal sink*
- ❧ *Beautiful wood-look tile flooring*
- ❧ *Rainsoft System - water softener and Reverse Osmosis with sink spigot*
- ❧ *Electrical and natural gas supply systems ready for emergency generator*
- ❧ *Electric Start Tri-Fuel Portable Generator is available if interested*
- ❧ *Private backyard with an extended covered patio including a natural gas outlet*
- ❧ *Sprinkler system*
- ❧ *Zoned to Waller ISD*
- ❧ *Easy access to Hwy. 290 and Grand Parkway*
- ❧ *Community amenities include a rec. center, swimming pool, splash pad, playground and tennis courts*