

AMENITIES

FRONT ELEVATION

- Brick & stone elevation
- Covered front entry with arched transom & sidelights
- Mahogany & leaded-glass front door
- Wrought-iron gate at driveway*

EXTERIOR

- 6-car garage
- Expansive pie shaped lot over 3/4 acre
- Cul de Sac
- Mature tree
- Porte-cochere
- Double-wide driveway
- No back neighbors
- Updated irrigation system with smart equipment*
- Large covered back patio with ceiling fans

ENTRY

- Updated designer tile flooring*
- Front staircase with engineered wood treads
- Double story entry
- Tasteful chandelier
- Dual staircases

STUDY

- Double French doors
- Engineered wood floors
- Bay window
- Ceiling fan
- Natural light

FORMAL DINING ROOM

- Wainscoting
- Crown & box molding
- Tasteful chandelier*
- Crown molding
- Engineered wood flooring

POWDER ROOM

- Updated marble vanity*
- Designer wallpaper*
- Designer tile flooring*

LIVING ROOM

- Dramatic stone, gas log fireplace
- Recessed lighting
- Wired for surround sound
- TV niche
- Ceiling fan*
- Wall of windows overlooking pool & expansive lot
- Open to kitchen

KITCHEN

- Dolomite countertops*
- Subway tile backsplash*
- Under counter lighting's *
- Soft-close drawers and cabinets*
- Upper outlets *
- 36" downdraft gas cooktop*
- Wall oven & convection oven microwave*
- Designer tile flooring*
- Stainless steel appliances
- Oversized walk-in pantry

PRIMARY BEDROOM

- Spacious 25' x 17' primary suite with flex space sitting area for reading room, fitness, workspace, crib, etc.
- Wall of windows for natural light
- Bay windows
- Engineered wood flooring
- Ceiling fan
- Recessed lighting

PRIMARY BATH

- Updated fully-tiled shower with frameless glass*
- New quartz countertops and tub surround*
- Dual closets
- Jetted soaking tub under rain glass bay windows
- Seated vanity
- Full-length mirror
- Painted cabinetry*
- Updated designer tile floor*
- Private water closet
- Ceiling fan

*Updates post 2020

AMENITIES

UPSTAIRS LANDING

- High-end plush carpeting with extra padding
- Built-in cabinetry
- Secret room hidden by built-in bookcase
- Work desk

DEN/GAME ROOM

- High-end plush carpeting with extra padding
- Additional elevated flex space
- Large 19' x 19' space
- Ceiling fan
- Triple windows overlooking front yard

STUDY NOOK

- Built-in desks for two
- Built-in filing drawers
- Recessed lighting
- Multiple power outlets

POOL

- Rock waterfall
- Spa
- Resurfaced and retiled*
- Katchakid pool net cover*

FIRST SECONDARY BEDROOM

- High-end carpeting with extra padding*
- Walk-in closet

FIRST SECONDARY BATH

- Painted cabinetry*
- Quartz topped vanity installed 2023*
- Updated designer tile floor*
- Updated lighting & fixtures*

SECOND SECONDARY BEDROOM

- High-end carpeting with extra padding*
- Walk-in closet

THIRD SECONDARY BEDROOM

- High-end carpeting with extra padding*
- Walk-in closet

FOURTH SECONDARY BEDROOM

- High-end carpeting with extra padding*
- Walk-in closet

THIRD SECONDARY BATH

- Painted cabinetry*
- Quartz topped vanity installed 2023*
- Updated designer tile floor*
- Updated lighting & fixtures*

GARAGE

- 6-car garage (tandem)
- Roll up door back access
- Built-in safe attached to floor
- Extra garage refrigerator
- Insulation
- Peg board
- Built-in cabinetry for workbench*
- Updated lighting*
- Two smart garage door openers can be operated for smart phone*
- Shelving units

IMPROVEMENTS/UPDATES

- Updated lighting
- Smart irrigation system with smart equipment
- Recessed lighting in living room
- Updated kitchen
- All baths updated
- Interior paint
- Interior flooring (including carpeting)

OTHER

- Laundry shoot
- Keyless entry
- Smoke alarm with carbon monoxide detector
- Zoned HVAC

SCHOOLS

- Robison Elementary - Rated Excellent
- Goodson Middle - Rated Excellent
- Cypress Woods High - Rated Excellent

*Updates post 2020

16623 Rose View Court
AMENITIES

LAKES AT ROSEHILL

- Private water source with no MUD taxes
- Community lakes with walking trails
- Offers large lots (most between half and full acreage)

LOCATION/COMMUTES

- Highway 290 (4 miles)
- Grand Parkway (7 miles)
- Highway 249 (7 miles)
- Sam Houston Tollway (14 miles)
- 610 Loop (21 miles)
- I-10 (21 miles)
- Cypress Towne Center (4 miles)
- Premium Outlet (6 miles)
- H.E.B (5 miles)
- Within 10 miles of several golf courses