



25606 Ellerbe Springs Lane

Lakefront Luxury Living



Property Highlights

- 5 Bedrooms
- 4 1/2 Bathrooms
- 4,874 Square Feet
- 3 Car Garage
- Gourmet Island Kitchen
- Game Room
- Private Study
- Media Room
- Spacious Bedrooms
- Heated Pool
- Great Location!



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920 South Fry Road
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**25606 Ellerbe Springs Lane
Katy, Texas, 77494**

25606 Ellerbe Springs Lane

Over \$550,000 Worth of Upgrades:

Kitchen

- Gourmet Island Kitchen
- Wolf Stainless Steel Appliances
- Soft Close Cabinets and Drawers
- Walk-in Pantry
- Butler's Pantry
- Wine Cooler
- Restoration Hardware Pulls
- Pot Filling Faucet
- Sub Zero Commercial Grade Refrigerator
- Quartz Countertops and Backsplash
- Open to Living Room
- Two Wolf Ovens
- 6 burner Gas Stove
- Wolf Warming Drawer
- Restoration Hardware Island Chandelier
- Brass Brizo Faucets
- Motorized Shade
- Farmhouse Sink

Living Room

- German Schmeier Fireplace
- Media Built-In
- Soaring Ceiling
- Clerestory Windows
- Open to Kitchen and Breakfast area
- Restoration Hardware Ceiling Fan

Dining Room

- Custom Wainscoting
- Restoration Hardware Chandelier
- Double Crown Molding
- Arched Entryway

Breakfast Area

- Bay Window
- Restoration Hardware Lighting



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More Amazing Features!

Primary Bedroom

- Spacious Bedroom with sitting area
- Decorative Accent Wall
- Luxury Carpet
- Access to backyard
- Soaking Tub
- Makeup Counter
- His and Her Vanity
- Step Down Oversized Frameless Shower with Rainfall shower head
- Quartz Countertops
- Restoration Hardware on all Lighting and Fixtures
- Large Walk-in Closet with Custom Built-ins

Utility Room

- Sub Zero Refrigerator
- Farmhouse Sink
- Upgraded Tile Flooring
- Subway Tile Backsplash
- Quartz Countertop
- Custom Cabinets
- Restoration Hardware Lighting and Fixtures

Office

- Oversized Arched Window with Plantation Shutters
- Custom Bult-ins with Lighting
- Custom Wainscoting
- Double Crown Molding

Guest Suite

- Luxury Carpet
- Ensuite with Custom Tile Flooring
- Quartz Countertop
- Fully Tiled Tub/Shower
- HUGE Walk-in Closet
- Spacious Room



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More Amazing Features!

Media Room

- 7.1 Surround Sound System
- Stadium Seating
- 4K Projector
- Double Recliners
- 100" screen

Game Room

- Custom Beadboard
- Built-in Shelving
- Vaulted Ceiling
- Bay Window
- Restoration Hardware Lighting
- Access to Balcony

Exterior and Yard

- Huge Screened in Balcony Overlooking Private Pool and Lake
- Heated Pool with Spa with Multicolored Lights
- Covered Patio
- Fireplace
- Outdoor Kitchen
- Green Space
- Stone and Brick Elevation
- Gutters
- Sprinkler System
- Lush Landscaping
- Mature Trees
- Wrought Iron Fencing along Back
- View of Lake George

Additional Features!

- Full House Generac Generator
- Ring System
- Schlage Wi-Fi Locks
- Nest Thermostats
- Anderson Tuftex 8" Plank Flooring in Main Living Areas
- New Garage Doors
- Epoxy Garage Flooring



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