

3019 Road Runner Walk

Sienna Village of Waters Lake

Interior: 4,062 sq ft | Lot: 10,240 sq ft | Built: 2008

Interior

- Built by Trendmaker Homes
- 4 Bedrooms / 3.5 Bath
- Alarm security system
- Ring doorbell
- Foyer with 19' ceiling and grand staircase with wrought iron spindles
- Powder room off of foyer
- 2nd floor catwalk open to 1st floor living room
- Plexiglass banister guard on catwalk iron spindles for extra safety
- 2nd floor has a work station with built in desk in hall outside the media room
- Water heater replaced in 2019

Living Room (14 x 18)

- 18' Ceiling
- Gas log fireplace
- Large windows
- Tile flooring
- Wall inset for TV
- Wired for sound

Kitchen (15 x 13)

- 9' Ceiling
- Stainless steel GE appliances, including double oven & gas cooktop
- Granite countertops & stone backsplash
- Island with raised breakfast bar seating space
- Gas range with custom built in spice rack
- Breakfast dining area (7 x 13) with window bench for extra seating
- Glass door that leads to the backyard and covered patio
- Crown molding
- Walk-in pantry

Office (15 x 8)

- 10' Ceiling
- Engineered hardwood flooring
- Glass French double doors
- Custom built in shelving

Dining (15 x 8)

- 9' Ceiling
- Engineered hardwood flooring
- Tray ceiling with lighting
- Large chandelier
- Chair rail molding
- Window open to the kitchen area
- Door to kitchen for direct access

Utility (6 x 9)

- Located on the 1st floor
- Washer and dryer included in sale
- Cabinets and work station
- Window, view of front yard

Primary Bedroom (18 x 16) & Bath

- 9' ceiling
- Seating area with gas log fireplace and door to backyard patio
- Crown molding
- Large walk in shower with glass door
- Separate water closet for toilet
- Oversized deep whirlpool tub
- Two separate vanities with granite countertops
- New plumbing fixtures (March 2024)
- Walk-in closet with built in custom cabinets and drawers

Game Room (15 x 8)

- 10' Ceiling
- 2nd floor
- Secret room (10 x 5) accessible through the built-in bookshelf

Media Room (15 x 8)

- 9' Ceiling
- Tucked away from bedrooms
- Prewired for surround sound
- Vaulted ceilings
- 4 dimmable wall sconces

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All amenities should be verified by buyer

Martha
Turner

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Secondary Bedrooms & Bath

- 3 Bedrooms & 2 bathrooms on the 2nd floor
- 1st guest bedroom directly off of the game room – bathroom accessible through hallway
- 2 additional bedrooms share a jack and jill bathroom – each bedroom has a private sink vanity area with granite countertops
- Shared portion is the tub/shower combination and toilet
- Spacious walk-in closets

Exterior

- Covered patio in backyard
- Spacious backyard green space
- 3 car garage
- Attached Porte-Cochere
- Sprinkler system
- 75% of windows replaced by Renewal by Andersen in 2022
- Both A/C condensers replaced in 2021 and 2019
- Roof replaced in 2022

Community of Sienna

- Sienna is a master planned community in Fort Bend County, www.siennatx.com
- Neighborhood offers multiple resort style pools & waterparks, parks, lakes, and trails throughout
- Sports courts including tennis courts, pickleball, with onsite tennis pros offering group or individual lessons
- Semi-private Sienna Golf Club & Grille, premier golf course within the community
- Sienna Stables - Open to the public, Horseback riding; Show competitions; Kids camps, birthday parties; Special events, horse boarding and training
- Camp Sienna, a 160-Acre Sports Complex for baseball, softball, soccer and multi-use, as well as courts for sand volleyball and basketball
- Zoned to Scanlan Oaks Elementary, Thornton Middle, Ridge Point High School
- Quick access to the Fort Bend Tollway with easy commute to The Texas Medical Center, NRG Stadium and Downtown

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