

Things we Love about our Home

27207 Bryce Summit Lane...

The Neighborhood:

- We live in a beautiful, gated section of the community with all custom homes. It's such a great feeling driving in. Our lot is on a very private lot on a lake
- Cinco Ranch is an incredible community.
- There are lots of pocket parks, paths and lakes. We have a lake and pathways just outside our backyard.
- Everybody is out walking & super friendly.
- Katy ISD school system! Highly rated, great teachers...They are the best! Jenks Elementary School is only 3 blocks away.

The Backyard:

- *THE POOL & full pool infinity water feature. There are so many sitting areas to enjoy. We think it's such a great setting with no backing neighbors and large lake view.*
- *The backyard is beautiful... We loved sitting out the back and enjoying the breeze, the covered patio, and the open feel...*
- *Outdoor Kitchen! BBQ outside under the covered patio watching The Astros is so fun.*
- *Did we mention no backing neighbors? Our backyard has such a private feel. We only have one neighbor.*

The Inside:

- This home is truly custom build and we love the updates that we were able to include while we've owned the home.
- New Hardwood flooring throughout the downstairs. We also added fresh paint throughout.
- Tons of natural light thanks to the wall of windows and large lake as our backdrop.
- Chef's Dream Kitchen - custom built-ins with high-end finishes.
- The kitchen features an oversized island with gorgeous counters and tiled backsplash.
- We love entertaining and the kitchen and open living space made for such a perfect setting for guests.
- The utility room has SO MUCH space and storage. There is counter space, lots of cabinet space for storage and there is room for an extra freezer or fridge as well.
- Having all the bedrooms on the first floor was great. We even used the large sunroom as an additional guest bedroom. It offers so much space and privacy and includes a full en-suite. It was the perfect in-law suite.
- One of our favorite spaces is our Primary Bathroom and custom "His & Her" closets with built-ins. The private sitting area with fireplace was a constant favorite for reading. There was so much natural light.
- Having the Media Room and the Game Room separate and upstairs meant the kiddos could have friends over and use the Game Room while we were still able to enjoy the Media Room. It's great being able to use both spaces without having to "keep it down" for either room.
- There is a guest half bath on the first floor and a full bathroom in the upstairs Game Room.

The Garages:

- With the extra bay there is lots of storage space for all the tools, bikes and toys.
- We love the circle drive. Guests can fit without parking on the street. To us it looks so nice as well and adds to the look and feel of the home. It's a great first impression from the outside!

Thanks for viewing our home!