

Stunning “Village Builder” One-Story Home Featuring Fully Wrapped Brick Elevation & Gunite Pool!

ZONED to KATY ISD SCHOOLS!

IMPROVEMENTS MADE SINCE 2015 PURCHASE

EXTERIOR:

- NEW ROOF (2022)
- New pool gas heater (2022)
- Installed retractable screen porch enclosure
- New gutters installed
- Decorative metal fencing and gates added for both sides of the pool
- Installed second access gate in fence
- Fence stained
- Solar powered attic exhaust fans installed (x2)
- Front door refinished
- All exterior trim and garage door repainted
- Pool deck epoxy coated
- Landscaping trees and bushes in backyard
- Installed timer for front lights and installed hard-wired yard lights

INTERIOR:

- New A/C condenser and air distribution box installed
- Replaced capacitor and dryer in outside A/C unit
- Repainted interior walls with satin paint and professionally painted ceilings a crisp white
- Installed new cabinets in pantry/laundry room
- Removed carpet from 4 rooms and installed new engineered wood flooring
- Elevated/ elongated toilets
- Replaced all indoor/exterior lighting w/daylight LED bulbs
- Replaced 2 pendant light fixtures in kitchen
- Replaced garbage disposal (2023)

About the Community:

Cinco Ranch is situated in the heart of Katy, Texas just 30 minutes west of downtown Houston. It's an ideal location for those who want to enjoy the peace and tranquility of suburban living while still having easy access to all the big city amenities. Cinco Ranch offers multiple resort-style swimming pools, splash pads, parks, tennis courts, clubhouses, two golf courses, outdoor amphitheater, and so MUCH MORE! With its diverse range of housing options, low tax-rate, excellent schools, and outstanding neighborhood amenities, it's no wonder why so many people are choosing to call Cinco Ranch home.