

28406 Wilson Trace Ln Features & Additions

Home

- Reverse osmosis system for drinking & whole house water softener system
- Plenum box, coil & heater was replaced in 2020
- Reme Halo Air Purifier installed in 2020 to both AC units. It kills 99.9% of bacteria including COVID-19
- Custom Blinds & Shades | Crown Molding

Exterior

- Front & side of the home has holiday lights in the soffit to hang Christmas lights without an extension cord
- Lush landscaping w/ dramatic curb appeal
- Large backyard with privacy fence
- No back neighbors
- Exterior trim recently painted
- Exterior light fixtures replaced

Low Voltage

- Home automation system, Control 4.
- Control 4 allows you to control: lighting, TV's, AC Thermostats, automatic window shades, alarm, front door, back door, garage doors, cameras and pool
- Home has Wireless Access Points throughout the house to boost internet signal

Speakers

- Speakers installed in the dining, family, breakfast, study, primary bedroom, game & media rooms, outdoor kitchen & pool

Entry

- Open 2-story entry | Formal dining
- Hardwood floors | Wrought iron staircase
- Custom Chandelier

Family Room/Den

- Open 2-story family room
- Hardwood floors | Wood beams
- Large windows with natural light
- Recess lighting
- Ceiling fans w/remotes
- 2 Cat5 lines
- 1 Coaxel line
- 5.1 speakers & subwoofer
- 75' Sony TV
- Hunter Douglas – Automated Roller Shades
- Gas floating fireplace with floating shelf and tile back splash which go from floor to ceiling, 20'
- Fireplace has battery back-up in case of power outage

Kitchen

- Stainless steel appliances
- Gas cooktop, built in microwave
- Gorgeous white cabinets
- Spacious island and breakfast bar
- Wood accent over cooktop
- Butler's pantry w/more cabinets
- Sleek granite counters
- Large pantry | Hardwood floors

All Bedrooms Feature

- Ceiling fans w/remotes
- Recess lighting
- 2 Cat5 lines
- 1 Coaxel line

- In-wall conduit for cords to run so there are no wiring showing for any TV's or accessories
- Built-in closets all rooms except Primary closet
- All showers have Rain-Head showers
- Ensuite baths all have granite countertops & all shower tiles go up to the ceiling
- All windows have plantation shutters – except primary bedroom which has Hunter Douglas Blackout automated roller shades

Media Room

- 100' projector screen
- Epson 3D projector
- 5.2 speakers & subwoofer
- Wall Sconce Lights
- Recess Lighting
- Equipment Rack: Receiver, DVD player, Control 4 bridges

Study

- Hardwood floors
- Plantation shutters
- Includes floor plug

Game Room

- Plush carpet
- Balcony w/French doors overlooking family room
- Built-in desk with granite counters
- Large closet | Arched tray ceiling

Primary Bedroom & Bath

- Spacious primary with walls of windows
- Hardwood floors, blinds and natural light
- Great view of backyard and pool
- Primary bath features dual vanities with beautiful countertops, abundant cabinet and

drawer storage space, large shower and separate soaking tub.

Pool & Spa

- 20'x40' Pool
- 8'x8' spa
- Gunitite pool – Pebble Tec | New tiles on spa
- 1'x2x pool tile
- Swim up bar
- All pool decking & coping is travertine
- Waterfall backsplash & water bowls
- Automatic fire bowl
- Hayward Pool equipment – tri-star variable speed pull pump for pool & spa, secondary booster pump for spa, tri-star pump for water features
- 500,000 BTU pool heater. The largest residential pool heater available
- Pool technology is Omni Logic & controls via the Omni Logic app
- Outdoor speakers & subwoofer for around pool (8.1)

Outdoor Kitchen

- Decking is travertine as well as outdoor kitchen itself is travertine
- All stainless steel in 30A stainless steel
- Full-size sink with hot/cold water & garbage disposal
- 5 burner gas grill & space for charcoal/pellet grill
- Two burner gas grill for sides
- Granite countertop
- Saber outdoor rated refrigerator
- Outdoor rated refrigerator
- Outdoor rated trash bin
- Outdoor Rated TV – Sunbright
- Two ceiling fans
- Holiday plugs

- Wood ceiling with cedar wrapping
- Two exterior plugs for additional outdoor lighting which is integrated into the Omni Logic system
- 4 Outdoor speakers

Outdoor Pavilion

- Remote control screen
- New large ceiling fans
- Fireplace
- Fireplace has back-up in case of power outage
- Large Covered pavilion with shade

Cross Creek Ranch | Local Attractions

- Community Clubhouse | Gym | Restaurants
- Pool | Waterparks | Parks & Playgrounds
- Walking trails | Lakes
- Grocery stores nearby: HEB, Kroger, Costco, Sams, Walmart, Target
- Convenient to area shopping centers
- Minutes to major highways for convenience

Schools

Zoned to Award Winning Katy ISD Schools

- James E. Randolph Elementary School
- Adams Junior High School
- Jordan High School

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