

Recent Updates

1410 Crescent Mirror Lane
Katy, Texas 77494

- Upgraded kitchen backsplash and vent hood
- Upgraded flooring to remove all carpet downstairs and replace with tile, even in the closets
- Addition of large swimming pool with hot tub, water feature, and built in sun deck, as well as large cool deck around pool
- Outdoor kitchen, complete with grill, 2 burner stove, sink, and fridge
- Complete epoxy of garage floor - professionally installed
- Back yard irrigation system
- Installed surround sound in media room
- Upgraded WiFi controlled garage door openers with external keypad

Interior Features

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Grand Living Area

- Soaring ceilings and expansive windows flood the space with natural light
- Elegant architectural details and high-end finishes throughout including no carpet, tall doors and arched doorways
- Grand Staircase in Entry

Lavish Primary Suite

- Custom coffered ceiling for an added touch of luxury
- Luxurious soaking tub for ultimate relaxation
- Separate, oversized shower with premium fixtures
- Dual vanities with ample storage and elegant design
- Convenient laundry room directly connected to the primary walk-in closet

State-of-the-Art Upstairs Gameroom and Media Room

- Surround sound for a true cinematic experience
- Comfortable seating and optimal lighting for movie nights and sports events
- Gameroom perfect for a pool table, arcade games, or a children's play area
- Flexible space for entertainment and relaxation

Dedicated Office Space with double doors for privacy and professionalism

Formal Dining Space perfect for hosting intimate dinners or grand celebrations

Generously Sized Secondary Bedrooms with ample closet space and high-end finishes making it comfortable and spacious for family or guests

Exterior Features

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Resort-Style Pool

- Expansive sun deck perfect for lounging and entertaining
- Luxurious hot tub for relaxation and therapeutic benefits
- Stunning water features adding a touch of serenity and beauty
- Cool decking for comfortable barefoot walking even on the hottest days

Spacious Covered Back Patio

- Multiple large-screen TVs for ultimate entertainment
- Comfortable seating areas ideal for relaxation and socializing
- Ceiling fans and lighting for year-round use and ambiance

Privacy and Tranquility

- No rear neighbors, offering unparalleled privacy and peace
- Professionally landscaped grounds for a lush, green oasis

Gourmet Outdoor Kitchen

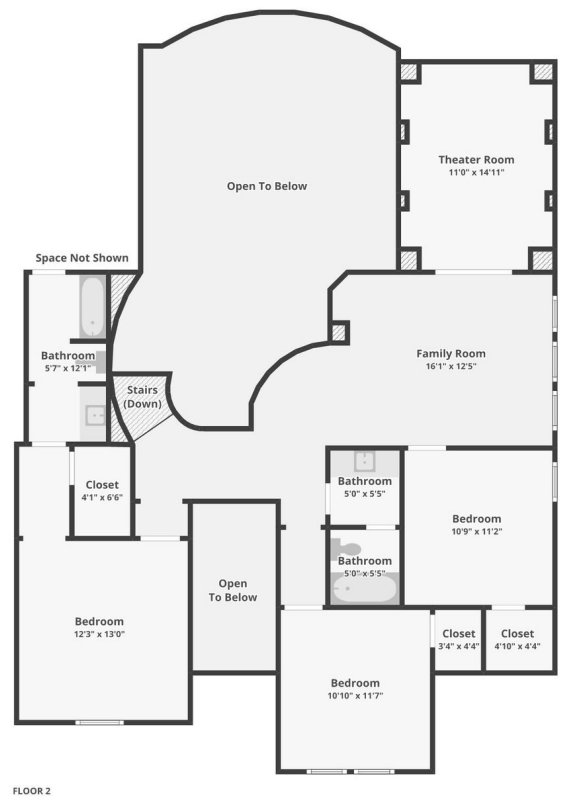
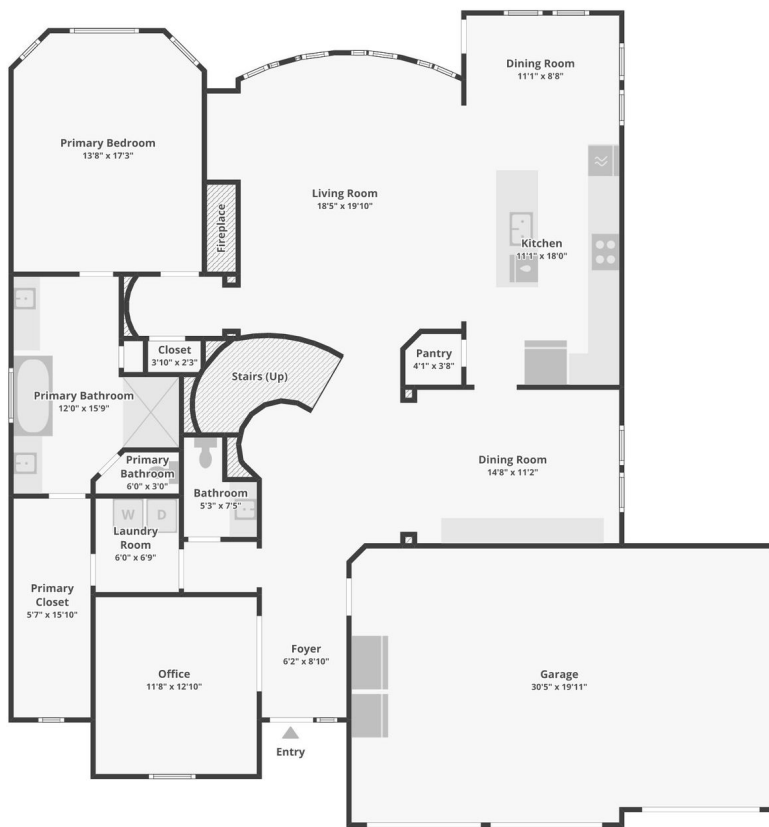
- Professional-grade 2 burners for all your culinary needs
- Outdoor sink and fridge for convenience and style
- Ample counter space and storage, perfect for hosting outdoor gatherings

3 Car Garage

- Epoxy flooring for a sleek, polished look
- Ample storage space for all your vehicles and recreational equipment

Floorplan

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1410 Crescent Mirror Ln, Katy, TX 77494

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.

We've asked the sellers a few questions to get to know their community...

1410 Crescent Mirror Lane Katy, Texas 77494

How would you describe the area, and what it's like living here?

The area is amazing. It's quiet, but conveniently located to i-10 and all modern conveniences. The community tennis courts, pool, and playground are both well maintained and wonderful to have available. I also really love walking our pups on the paved trail that goes around the lake at the back of the community. The neighbors are all super friendly and things like Halloween, 4th of July, and the like are all a really great time with everyone getting together. There are active Facebook groups for social, swapping, and even Bunco, if that's your thing.

What has been your favorite thing about living in this community?

The location, the community, and the house itself are all amazing!

What are your favorite places to eat, shop, visit in the neighborhood?

We typically grocery shop at Kroger and go to the EOS Fitness across the street. The Social is a great place to grab a drink or bite to eat as well. If you're looking for something more upscale, Pearl and Vine is just a short drive away. If you need gas or \$100 worth of snacks and trinkets, Bucee's is always a great pit stop. If you're looking for outdoor dining, The Oaks Kitchen is also convenient. If you want live music, some old washed up artists and new ones are usually found at The Wildcatter, which was featured on Bar Rescue and we love to ride our bike to.

What else can you share with future buyers?

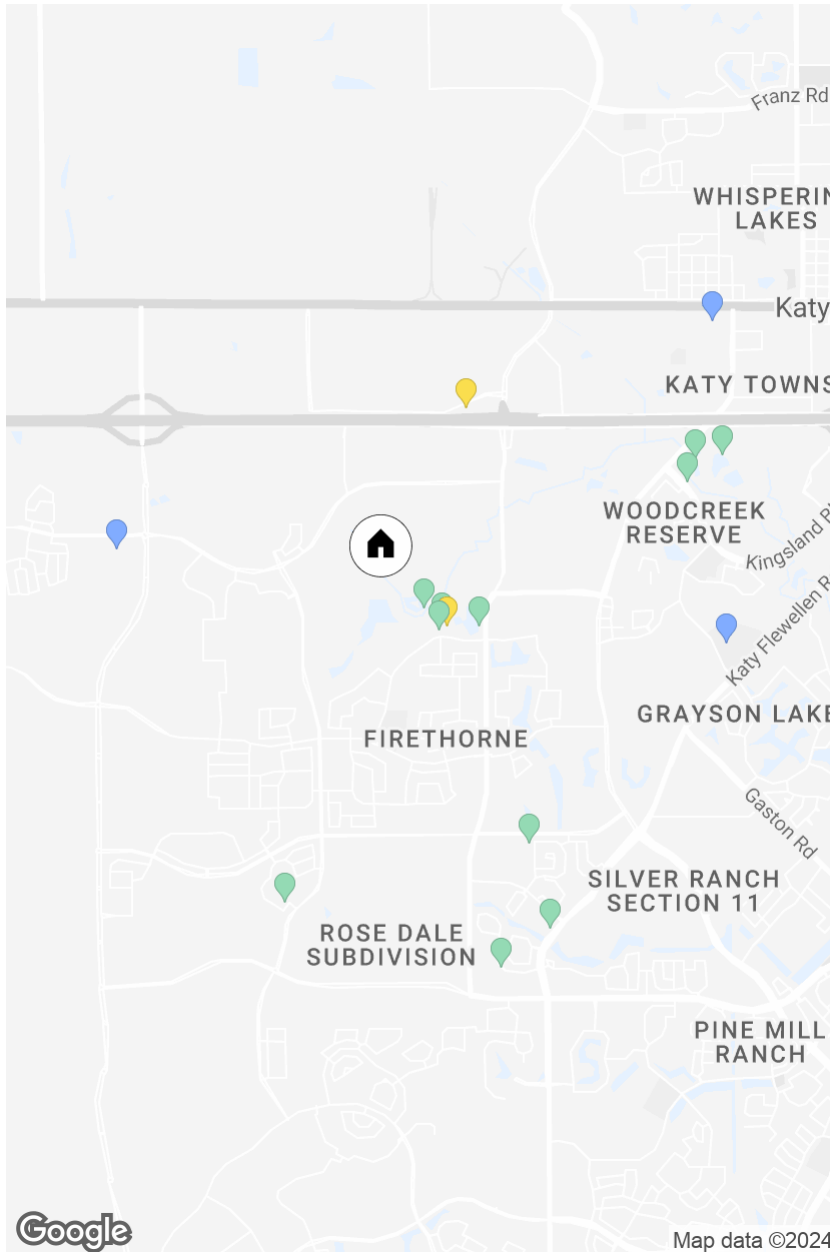
We really love everything about this home and wish we could pick it up and move it to the location where we need to be. The home is bright and airy and is perfect for entertaining. The space is well laid out for privacy inside and out. The backyard is an entertainer's dream and we love hosting friends in the large pool with lots of built in seating in the pool. The added bonus of no back neighbors is really great too and the two adjacent neighbors on either side are really wonderful.

We love this home and community and everything that both have to offer. We hope the new buyers will care for the house with the same attention to detail that we have and love it and build lots of new memories there!

1410 Crescent Mirror Lane

Listing Neighborhood

4 BD 4 BA 3233 SF \$419,982



PARKS

- Firethorne Community Forest Reserve, 0.39mi
- Firethorne Main Park, 0.50mi
- Firethorne Community Fields, 0.53mi
- Firethorne Community Lake, 0.65mi
- Woodcreek Reserve Park, 1.61mi
- Wood creek community lake, 1.67mi
- Cinco Ranch II Park at Westridge Creek, 1.71mi
- Nelson Way Gator View Park, 1.81mi
- Spring View Park, 1.90mi

- Cinco Ranch II Westridge Creek Lane Park, 2.15mi
- Cinco Ranch II Park at Bandera Glen, 2.26mi

GYMS

- Firethorne Gym, 0.53mi
- F45 Training Cane Island, 0.83mi

SCHOOLS

- Bryant Elementary School, 1.36mi
- Woodcreek J High School, 1.85mi
- Katy High School, 2.06mi