

Things we Love about our Home

4705 Birchwood Trail...

The Neighborhood:

- Cross Creek Ranch is an incredible community with a resort style clubhouse that includes a huge pool and in-hill water slide, large gym and even a restaurant & coffee shop.
- 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! Jordan High School is only 3 blocks away.
- 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 Cul-De-Sac lot on a lake.

The Backyard:

- *- THE POOL & Spa with water features and so many sitting areas. We think it's such a great setting with no backing neighbors and large lake view.*
- *- The backyard is beautiful... We love 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.*

The Inside:

- This home is truly custom, built by Partners In Building, and we love the updates that we were able to include in the build.
- Tons of natural light thanks to the 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 matching backsplash. There is a pot filler over the 6-burner cooktop (there is even a flattop griddle), double ovens, a warming drawer, built-in fridge & freezer. We went overboard on all the high-end appliances. It feels so nice we cook!
- We love entertaining and built out our butler's pantry with a wine chiller and "sonic ice" machine.
- The utility room has SO MUCH space and storage. We even put built-in pull out beverage drawers for all the kids' drinks.
- Automatic shades and blinds throughout downstairs, for a clean open feel and then privacy when wanted. We even put a remote shade on the front door.
- Our breakfast room has a three panel sliding patio windows that open all the way for amazing indoor-outdoor entertaining.
- We pre-wired sound throughout the home including Sonos audio with in ceiling /wall speakers in most of the home and pool area.
- One of our favorite spaces is our Primary Bathroom and custom "His & Her" closets with built-ins. The walk-thru shower with dual sprays is amazing!
- We built the second bedroom as a "in-law/guest wing". There is a sitting room, private bath bedroom. We left the hallway open but built it so it could easily be closed in with a door with little effort for total privacy if needed. We anticipated our in-laws potentially moving in and wanted to offer a private retreat for them when the time came.

- There is a guest half bath on each floor.
- The upstairs bedrooms have their own private en-suite full baths.
- We designed the bedrooms to be separated as well as the Game Room and Media Room. It's great being able to use both spaces without having to "keep it down" for either room.

The Garages:

- Epoxy garage floors are so easy to clean up.
- With the extra bay there is lots of storage space for all the tools, bikes and toys.
- We love the circle drive. All our kids drive and everyone can fit without parking on the street. To us it looks so nice as well and adds to the modern look and feel of the home. It's a great first impression from the outside.

Some stats of the home:

- Built in 2020
- 5,755 St Ft.
- 4 Bedrooms (2 down); 4 full bathrooms, 2 half baths (one on each floor).
- Heated Pool
- All pool features are controlled by remote and/or phone app
- Two fenced dog runs on either side of the home that would also be great play areas for the little kids and their toys.

Thanks for viewing our home!