

25915 Fiona Sky Lane

Cinco Ranch

Interior: 4,349 sq ft | Lot: 9,931 sq ft | Built: 2008

Interior

- Built by Village Builders
- 4 Bedroom | 3.5 Bath
- Grand foyer with 19' ceilings, a curved staircase with wrought-iron balustrades
- Powder bath off of the foyer
- Dry bar between the dining room and kitchen
- Smart home automation installed with Ring alarm system, Ring door bell, two Nest thermostats with room sensors, Rachio sprinkler system, myQ garage door opener, and iAqualink that controls the pool system
- New on-demand tankless water heater (2021)
- New Trane high SEER air conditioner (Oct 2022) with a 10-year transferrable warranty
- Fresh neutral paint throughout home (2023)
- LED recessed lights throughout home
- Built-in desk with storage in the upstairs hallway
- 2nd floor flex space (13 x 18) – great opportunity for an additional home office or exercise nook
- Approximately \$80,000 in home improvements since 2021

Office (13 x 11)

- 9' ceilings
- Hardwood floors
- Custom built bookcase
- Crown molding
- Double glass French doors

Dining (13 x 15)

- 9' ceilings
- Hardwood floors

Living Room (21 x 16)

- 19' ceilings
- Hardwood floors
- Updated built-ins with a more contemporary look, including a mount for a 65" TV (2021)
- Gas log fireplace with stone mantel
- Floor to ceiling windows with view of backyard
- Recessed LED color-changing WIZ lights that can be paired with Google or Alexa
- Surround sound system with Denon receiver and in-wall speaker (remain)

Kitchen (25 x 14)

- 9' ceilings
- Tile flooring
- All stainless-steel appliances, which includes GE electric double ovens, GE microwave, Samsung refrigerator, Whirlpool dishwasher (2021) & GE gas range with Fotile vent hood (remain)
- Separate drinking waterspout with 3 stage Aquasana filter
- Soft close drawers and cabinets
- Under cabinet lighting
- Large island with ample storage space
- Walk-in pantry
- Breakfast bar with seating for 5
- Recessed LED Color changing WIZ lights that can be paired with Google or Alexa
- Breakfast dining area with large window overlooking backyard

Utility (7 x 10)

- LG 5.2 KG washing machine & LG dryer
- Situated on the 1st floor, just off the kitchen
- Storage cabinets and counter space
- Utility room refrigerator (remains)

Primary Bedroom (26 x 19) & Bath

- 12' vaulted ceiling
- Attached sitting area with large windows offering a backyard view and tons of natural light
- Gas log fireplace positioned between sitting area and bedroom
- Built-in bookshelf
- Granite bathroom vanity with dual sinks and a spacious makeup area
- Glass enclosed shower
- Jetted tub
- Separate water closet
- Large walk-in closet with built-ins

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All amenities should be verified by buyer

Martha
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Game Room (20 x 22)

- 10' ceiling
- Tucked away on the second floor
- Ample space for pool table and plenty of seating

Media Room (16 x 12)

- 9' ceiling
- Mitsubishi projector and screen will remain
- Surround sound speakers with Denon receiver (remain)
- Theatre style seating (remain)

Secondary Bedrooms & Bathrooms

- 9' ceiling
- Carpet floors in bedrooms, tile in bathrooms
- Shared jack-and-jill style bathroom between 2 of the bedrooms, with separate vanity on each side
- Elfa shelving system in two of the bedroom closets (2021)
- Additional bathroom in hallway near the 3rd bedroom and flex space
- Tub/shower combo in all bathrooms

Backyard

- Inground pool with spa hot tub, equipped with pool heater
- Professionally landscaped, including new palm trees (2021)
- Outdoor landscaping lighting
- Prewired ceiling mounted speakers in the backyard patio
- Covered patio with recessed LED color-changing WIZ lights in patio that can be paired with Google or Alexa
- Pool system is controlled through the iAquaLink app, for ultimate convenience
- New fence with stain (2023)

Exterior

- Fresh Sherwin Williams paint on exterior of home (2023)
- Vapor barriers installed behind all exterior window shutters as a preventative measure
- All soffits and fascia boards sealed
- Refreshed landscaping
- New fence with stain (2023)
- 2nd floor balcony (11 x 18) overlooking backyard, accessible from the flex space
- New balcony railing with heavy gauge powder coating (2024)
- Two separate garages with epoxy floors - 3 car capable with myQ garage door opener
- Shelving in garage will remain
- New sod in front and backyard
- Sprinkler system in front and backyard
- French drains installed on one side of the house and front yard
- Landscape gravel installed on both sides of the house

Community

- Master planned community of Cinco Ranch
- Neighborhood amenities include 11 pools for resident use, sports courts (pickleball, volleyball, tennis, basketball), and several neighborhood parks and trails
- The Golf Club at Cinco Ranch is rated as one of the Top 25 courses in Texas. Although operated by a private company, residents of Cinco Ranch receive special discounts
- Zoned to top rated Katy ISD schools, Stanley Elementary, Seven Lakes Middle School, Seven Lakes High School
- Home is located across the street from one of the many neighborhood parks
- Nearby eatery, essentials, and entertainment include H-E-B, Aldi, Lowes, TJ Maxx, Xscape Movie Theatre, Black Rock Coffee Bar, etc.

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