

# Feature Sheet

28210 Island Manor Ln  
Fulshear, TX 77441

## Features:

- \$92,000 – Heated Pool with Full Smart Home Automation and Extended Deck (2016)
- \$50,000+ in Builder Upgrades (2016)
- \$3,500 – Water Softener & Reverse Osmosis (2016)
- \$2,800 – AC Condenser replaced (2022)
- \$10,000 – Media Room Equipment
- \$3,000 – Fridge, washer and dryer
- \$1,500 – Chandeliers
- Lakefront 5 bed, 4.5 bath, 3 car garage, 1 owner home
- 2 story Front Porch, Extended Covered Patio, custom stone gas Fire pit and Outdoor Kitchen
- Large Primary Suite With Seating Area, Luxurious Shower & stand alone soaking tub
- Butlers Pantry, Gourmet Kitchen Featuring SS Appliances, Quartz Counters, & Breakfast Area
- Media Room, Game Room, Study, Sunroom
- High Ceilings, Crown Molding, Coffered Tray Ceilings

## About the Community;

Location, location, location!! Nestled in Fulshear, TX right next to Katy and sits in between FM1093/Westpark Tollway & Texas Heritage Parkway in Cross Creek Ranch with easy access to I-10. It boasts over 3200 acres with 30 miles of walking and biking trails, stocked lakes, fitness center, parks, several resort style pools, dog park, and zoned to the highly acclaimed Katy ISD with all schools located in the neighborhood and walking distance from home.