

Welcome to 5430 Jackson Park in Cinco Ranch - Park Place Subdivision with over \$100K+ in improvements!

Stunning 4 Bedroom - 3.5 Full Baths – 2 Car Garage Home in highly desired KISD!

This is for informational purposes only - this is not part of the contract on the purchase of this home.

Improvements

*2024 - Install 1730 SF of LVP
Flooring 1st Floor, Entire Home
Interior Paint, Trim Baseboard,
Doors, Kitchen Cabinetry, Study
Built-ins, New Owner Bath Shower
Glass, Updated Hardware, Install
New Carpet and haul off old debris
(\$39,000+)
*Custom Build of Pool, Spa, Coping,
Tile, Decking and Stacked Stone
Wall + Waterfalls, and Fire Pit
(Approx. \$50K)
*2024 Custom Landscaping \$1400
*Brick on 4 Sides
*Fiber Cement Board Siding, Soffits,
Fascia, and Trim
*Covered Front Porch
*8' Foot Solid Wood Door with 6
Lites
*Low E Insulated Windows (Series
85 Vinyl)
*Double Bay Garage with Separate
Doors with Garage Door Openers
*Ceramic Logs Gas Fireplace with
Field Flagstone + Hewn Mantle
*Textured Composite Driftwood
*Roofing w/3 Tab, Algae Resistant,
30 year limited Mfrs. Warranty
*Attic Roof Vents
*Gutters on Front & Back of Home
*R-13 Fiberglass Batt Insulation in
all exterior frame walls
*R-21 Fiberglass Batt Insulation in
all sloped ceilings/knee walls
*R-30 Fiberglass Batt Insulation in
garage ceiling under living areas
*R-38 Fiberglass (Blown in)
insulation on all flat ceilings
*5/8" Gypsum Fire-rated boards
beneath stairs, garage ceiling, garage
common walls
*Rounded Corners except at
windows

*Oak Handrail and LVP on Steps,
Risers and Skirts
*Covered Back Porch

Interior Entry

2 Story Entry
Solid wood door with beveled 6 Lites
glass
Warm Wood Luxury Vinyl Plank
Flooring 2024
Custom wall paint, trim and doors
2024
Updated Lighting 2024

Study

Warm Wood Luxury Vinyl Plank
Flooring 2024
Custom wall paint, trim and doors and
Built-ins 2024
Low E Vinyl Double Pane Windows
2" Faux Wood Blinds

Formal Dining

Arched Entry
Warm Wood Luxury Vinyl Plank
Flooring 2024
Custom wall paint, trim and doors
2024
Low E Vinyl Double Pane Windows
Updated Lighting 2024
2" Faux Wood Blinds

Family Room

Warm Wood Luxury Vinyl Plank
Flooring 2024
Custom wall paint, trim and doors
2024
Gas Ceramic Logs Fireplace with
Flagstone Surround
Bank of Low E Vinyl Double Pane
Windows
2" Faux Wood Blinds

Kitchen

Warm Wood Luxury Vinyl Plank

Flooring 2024
Custom wall paint, trim and doors
2024
42" Custom Wood Cabinetry
Granite Countertops with Stainless
Steel Double Bowl Sink + Faucet
Sprayer
Garbage Disposal
SS GE Gas Range
SS Dishwasher
Microwave \$247
Refrigerator \$2,000
Breakfast Bar
Custom Walk-in Pantry

Breakfast Room

Warm Wood Luxury Vinyl Plank
Flooring 2024
Custom wall paint, trim and doors
2024
Updated Lighting
Low E Vinyl Double Pane Windows
2" Faux Wood Blinds

Primary Bedroom

Warm Wood Luxury Vinyl Plank
Flooring 2024
Custom wall paint, trim and doors
2024
Low E Vinyl Double Pane Windows
2" Faux Wood Blinds
Updated Ceiling Fan + Light
En-suite Bath Access
Low E Vinyl Double Pane Bay
Windows

Primary Bathroom

Custom Tile Floor + Tub Apron &
Walk-in Shower
Custom wall paint, trim and doors
2024
Dual Sinks/Cabinetry
Soaker Tub
Walk-in Shower + New Frameless

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Shower Door & Glass

Private Commode

2” Faux Wood Blinds

Large Walk-in Closet with Custom Shelving

Utility Room

Custom Tile Flooring

Custom wall paint, trim and doors
2024

Gas & Electric Connections

Extra Space Storage

Low E Vinyl Double Pane Window

2” Faux Wood Blinds

Media Room

Builder Addition with Custom

Lighting, Screen, Projector and

Surround Sound (conveys with home)

Updated Carpet

Custom wall paint, trim and doors
2024

Game Room

Updated Carpet

Custom wall paint, trim and doors
2024

Low E Vinyl Double Pane Windows

Bedroom 2

Updated Carpet

Custom Wall Paint & White Paint

Woodwork Baseboards 2024

Ceiling Fan + Light

Low E Vinyl Double Pane Windows

2” Faux Wood Blinds

Walk-in Closet

Overlooks backyard

Bathroom 2

Adjacent to Bedroom 2

Updated Lighting

Cultured Marble Sink/Vanity

White Woodwork Cabinetry

Tub/Shower Combo

Bedroom 3

Updated Carpet

Custom Wall Paint & White Paint

Woodwork Baseboards 2024

Ceiling Fan + Light

Low E Vinyl Double Pane Windows

2” Faux Wood Blinds

Walk-in Closet

Jack & Jill Bathroom

Overlooks sideyard

Bathroom 3

Separate Vanities for Bedrooms 3 and
4

Updated Lighting

Cultured Marble Sink/Vanity

White Woodwork Cabinetry

Bedroom 4

Updated Carpet

Custom Wall Paint & White Paint

Woodwork Baseboards 2024

Ceiling Fan + Light

Low E Vinyl Double Pane Windows
with Window Seat

2” Faux Wood Blinds

Walk-in Closet

Jack & Jill Bathroom

Overlooks front yard

Back Yard

Covered Patio

Gorgeous Custom Pool, Spa, Tile

Coping, Stacked Stone Wall and

Waterfalls + Fire Pit

Low Maintenance Yard

Wood Fencing

Updated Landscaping and grass
added 2024

Garage

2 Car Garage with Separate Garage

Doors + Openers

Trane HVAC Zoned Units

Sprinkler System