

# Feature Sheet

4803 Middlewood Manor Lane  
Katy, TX 77494

## Stunning Two-Story “Highland” Home – Sought after and Reputable Builder! Zoned to Katy ISD SCHOOLS!

### Features:

- Corner Lot
- Engineered Wood, Tile, & Carpet throughout
- High Ceilings and Plantation Shutters
- Open Floor Plan perfect for entertaining
- Study features custom built in cabinets, French doors, and crown molding.
- Light filled Living Room with gas-log fireplace
- Luxurious high-end kitchen boasts double-ovens, stainless steel appliances, tumbled marble backsplash, glass cabinets, & so much more!
- Primary bedroom with en-suite bath featuring glass enclosed shower, jetted tub, double Sinks, and walk in closet
- Texas sizes covered patio w/gorgeous cedar wood ceiling; outdoor fireplace, & outdoor kitchen complete with travertine stone decking!
- Large Sparking Pool & Spa
- **\$2,200** Pool was drained and washed (2024)
- **\$8,400** Full fence replaced (2021)
- **\$28,500** Professionally installed home theater (2017)
- **\$5,500** Whole-home wired and wireless Ubiquiti internet system (2017)
- **(2023)** Water Softener
- **(2021)** Upgraded one A/C unit
- Average Monthly Water Cost: \$130
- Average Monthly Gas Cost: \$60
- Average Monthly Electric Cost: \$300

### About the Community:

Cinco Ranch is situated in the heart of Katy, Texas just 30 minutes west of downtown Houston. It's an ideal location for those who want to enjoy the peace and tranquility of suburban living while still having easy access to all the big city amenities. Cinco Ranch offers multiple resort-style swimming pools, splash pads, parks, tennis courts, clubhouses, two golf courses, outdoor amphitheater, and so MUCH MORE! With its diverse range of housing options, low tax-rate, excellent schools, and outstanding neighborhood amenities, it's no wonder why so many people are choosing to call Cinco Ranch home.