

8826 Rippling Water Dr | Greatwood

3/4 Bedrooms | 3.5 Baths | Office/Study | Casita | 2-Car Garage
2950 Sq. Ft. | 10,252 Lot Sq. Ft. | Built 2001



UPGRADES - IMPROVEMENTS

2025:

- New light fixture in dining room

2024:

- Roof – inspected & resealed (after Hurricane Beryl)

2022:

- AC – 2 new HVAC units (5-ton & 2-ton)
- Plantation shutters

2021:

- Casita – renovated, new wood tile plank flooring, painted, updated bathroom, new cabinetry, new countertops & new shower design with tile surround

2017:

- New flooring – wood tile plank added downstairs, carpet removed
- New gas stove added & converted to gas from electric
- Water filtration system added
- New exterior lighting & fan

2016:

- Primary bathroom updated
- New paint – interior & exterior
- New ceiling fans – all replaced
- New bathroom mirrors – all replaced
- Attic storage added
- Solar screens added on back & sides
- Driveway & decorative concrete

2015:

- New roof

2014:

- New water heaters (2 units)

2013:

- New sprinkler system
- Foundation repairs – DuWest (with warranty)

INTERIOR FEATURES

- Courtyard Plan with Casita
- Casita features a bedroom & full bathroom with private access
- Large primary suite with updated bathroom & huge closet
- Open & spacious family room
- High ceilings
- Kitchen – abundance of counter space & cabinet storage, walk-in pantry, gas stove, water filtration system
- Full glass French doors with double side panels in family room
- Plantation shutters
- Formal dining room
- Office/Study with French doors & built-in shelving
- Upstairs – large bedroom & full bathroom

- Powder bathroom downstairs
- Crown molding
- Laundry room – spacious, built-in cabinetry & desk area
- New AC units & digital thermostat

Foyer - Entry

- Full leaded-glass front door with side lights & transom window
- New light fixture

Kitchen – 17 x 11

- Chef's kitchen, open to family room
- Expansive island with seating
- Abundance of counter & cabinet space
- stainless appliances: gas stove, convection oven, dishwasher, microwave, stainless refrigerator
- Walk-in pantry
- Arched picture window with plantation shutters above sink
- Ceramic tile flooring

Breakfast Room – 11 x 10

- Open to kitchen & family room
- Large windows with transoms & plantation shutters
- Full glass panel door to backyard & patio
- Ceramic tile flooring

Dining Room – 14 x 12

- Open to foyer
- New light fixture
- Large windows with plantation shutters
- Luxury vinyl wood flooring

Family Room – 22 x 17

- Spacious, open to kitchen & breakfast areas
- Built-in shelving alcoves
- Gas fireplace with marble surround
- Full glass French doors with double full glass side panels & transom windows in family room, opens to backyard & patio
- Plantation shutters
- Ceramic tile flooring

Primary Suite – 20 x 15

- Spacious with private entry & high ceilings
- Tray ceiling detail
- Large windows with plantation shutters
- Private door access to backyard & patio
- Wood tile plank flooring

Primary Bathroom

- Spa bath, grand design, updated
- Double French door entry
- Double sinks with large vanity area
- Alcove with garden tub & seating area
- Large walk-in shower with seating, shampoo shelf, full glass doors, travertine stone tile surround
- Large walk-in closet
- Ceramic tile flooring

Office – Study – 13 x 12

- Double French door entry
- Built-in shelving with adjustable shelves
- Large windows & plantation shutters
- Views of front courtyard & gate
- Plantation shutters
- Wood tile plank flooring



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Laundry Room – 8 x 8

- Built-in cabinetry with desk area
- Door access to garage
- Ceramic tile flooring

Secondary Bedroom upstairs – 13 x 12

- Spacious with large closet
- Cove ceiling detail
- Large window with plantation shutters
- Carpet

Secondary Full Bathroom upstairs

- Tub / shower combination
- Ceramic tile flooring

Casita with bedroom & full bathroom

- Private entrance, locking exterior door
- Fully updated
- Spacious bedroom 13 x 12
- Arched picture windows with plantation shutters
- Large window facing courtyard with plantation shutters
- High ceilings
- Full bathroom, updated & redesigned
- New cabinetry, countertops, mirror, lighting & fixtures
- Large, walk-in shower with seating, tile surround, full glass door
- Wood tile plank flooring

Garage - Attic

- 2-car garage with double-wide driveway
- Garage storage – built-in cabinets, garage tool rack, etc
- Attic storage added

Patio - Backyard

- Extended covered patio with high ceiling
- Ceiling fan
- Flagstone patio floor
- Lush backyard & landscape
- Side yard
- Privacy fence with climbing vines

EXTERIOR FEATURES

- Full brick surround exterior & cement board trim
- Double wide driveway
- Wrought iron gate entrance, locking
- Courtyard area with flagstone, private
- Full leaded-glass front door with side lights & transom window
- Full glass doors to backyard & patio
- Full sprinkler system (front & back)
- Full gutters
- Solar screens on back & sides
- Large, covered back patio
- Backyard & side yard
- Lush landscape
- Steps away from lake

NEIGHBORHOOD

- Greatwood Golf Club – top 25 best courses in Texas, course architect-Carlton Gipson
- Greatwood amenities include; 3 swimming pools, tennis/pickleball courts, walking trails, lakes, parks, playgrounds, golf & more
- Low tax rate
- Close proximity to Hwy 59/IH 59 & 99/Grand Pkwy

FLOOR PLAN included on following pages