



For Sale on Market

**\$339,900**

Call 7133771022 Today!

## 228 SIMON, KYLE, TX 78640

### 3 BEDS, 2 FULL & 1 HALF BATH(S)

Welcome to 228 Simon, a stunning two-story retreat nestled within the exclusive, gated Peninsula section of Plum Creek. This beautifully maintained home is the epitome of low-maintenance luxury, featuring durable light oak engineered hardwood flooring throughout and premium top-down, bottom-up honeycomb shades that offer the perfect balance of natural light and privacy. The heart of the home is an open-concept main floor designed for effortless entertaining, centered around a chef-inspired kitchen boasting an oversized granite island with breakfast bar seating, 42-inch satin brown cabinetry, a gas cooktop, and a generous pantry. Flowing seamlessly from the kitchen is a dedicated dining space and an inviting living area, while upstairs reveals a versatile loft perfect for a second living room, home office, or play area. The primary suite serves as a true sanctuary, complete with a cozy sitting area, abundant natural light, and a spa-like ensuite featuring dual vanities, a tiled walk-in shower, a deep garden tub, and a massive walk-in closet. With ceiling fans in every bedroom and a dedicated laundry space, every comfort has been considered. Outside, the xeriscaped landscaping and covered patio provide a private, easy-care oasis, allowing you more time to enjoy the Peninsula's incredible amenities. You'll be just steps away from miles of hike and bike trails, fishing, community pools, dog parks, and pickleball courts, offering a vibrant lifestyle in a serene, gated setting.

## GENERAL DESCRIPTION

- Subdivision:** Plum Creek  
**Property Type:** Residential Single Family  
**Bedrooms:** 3  
**Baths:** 2 Full & 1 Half  
**Stories:** 2  
**Garage:** 2 / Attached  
**Year Built:** 2019  
**Building Sqft:** 1,881 / Public Records  
**Lotsize:** 2,492  
**Maintenance Fee:** \$117 / Monthly  
**MLS# / Area:** ABORTX-2429513



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
Keller Williams Realty

228 Simon, Kyle, TX 78640

Visit <https://www.har.com/ABORTX-2429513> for more information