

**For Sale** on Market

**\$575,000**

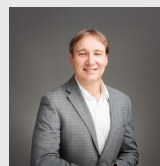
Call 8325614792 Today!

## SINGLE-FAMILY, 5 BEDS, 3 FULL BATH(S)

Fabulous 5 bed, 3 bath home in Cinco Ranch offering something for everyone! The well-designed floor plan maximizes the functionality of every inch of space while several amenities add convenience and enjoyment. The kitchen with granite countertops and a prep island is open to the breakfast area and a large living room. The primary bedroom is located downstairs and offers a large ensuite bath with double vanity, separate shower and soaking tub. One secondary bedroom is also located downstairs along with a full bath- great for guests. Upstairs are three more bedrooms and a bonus room. Behind a hidden door is a cozy room, ideal for reading/library or just getting away from it all! A glassed-in porch adds yet more living and entertainment space and overlooks a large backyard featuring a saltwater pool & hot tub and a pool house. There is also a charming tiny house with several potential uses. Lots of storage and custom built-ins throughout the house. Zoned to Katy ISD schools.

### GENERAL DESCRIPTION

- Subdivision:** Cinco Ranch Fountain View Sec 3
- Property Type:** Single-Family
- Bedrooms:** 5
- Baths:** 3 Full
- Stories:** 2
- Garage:** 2 / Attached
- Style:** Traditional
- Year Built:** 2001
- Building Sqft:** 3,483 / Seller
- Master Planned Community:** Cinco Ranch
- Lotsize:** 12,075 / Appraisal District
- Maintenance Fee:** \$1,450 / Annually
- Market Area:** Katy - Southeast
- Key Map:** 485Z
- MLS# / Area:** 6004688 / 36



Get in touch  
**Robert Bergeron**

8325614792



RE/MAX Signature  
7136363015

22203 Merabrook Dr, Katy, TX 77450

Visit <https://www.har.com/6004688> for more information