

# LUXURY LISTING



## Elegant, Private, Waterfront, Features

All Your Buyer Wishes

13614 Sloan Lake Lane  
Cypress TX 77429

MLS: 23667624

PRICE: \$645,000.00

Bedrooms: 4  
Full Baths: 4  
Half Baths: 2  
Parking: 4 Cars  
Floors: 2

Subdivision: Valencia  
Year Built: 2015  
Lot Size: 11199  
Sqft: 4361

### PROPERTY FEATURES:

- ❑ Central A/C
- ❑ High/Vaulted ceiling
- ❑ Family room
- ❑ Dining room
- ❑ Stove/Oven
- ❑ Stainless steel appliances
- ❑ Yard
- ❑ Central heat
- ❑ Walk-in closet
- ❑ Bonus/Rec room
- ❑ Breakfast nook
- ❑ Microwave
- ❑ Laundry area - inside
- ❑ Swimming pool
- ❑ Fireplace
- ❑ Hardwood floor
- ❑ Office/Den
- ❑ Dishwasher
- ❑ Granite countertop
- ❑ Balcony, Deck, or Patio

### OTHER FEATURES:

- ❑ Private Gated Area
- ❑ Cook's Kitchen
- ❑ Pool/Spa
- ❑ Waterfront
- ❑ 4-Car Garage
- ❑ Guest Suite Downstairs
- ❑ Outdoor Kitchen

### PROPERTY DESCRIPTION:

Elegant Highland Home on a waterfront lot with all the expected upgrades including extensive hardwood flooring, built-in cabinets/shelves in Study and Family area, vaulted ceilings, high end kitchen appliances and planning desk, oversized game room with wet bar, outdoor kitchen under a large covered patio, pool/spa and 4-car garage. Perfect Home!

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