



## This is the Home You've Been Waiting For!

### BEAUTIFUL 4/3.5/2 VILLAGE BUILDERS HOME

2714 Shannon Forest Ct , Katy TX 77494

MLS: 7194522    PRICE: \$435,000.00



Bedrooms: 4  
Full Baths: 3  
Half Baths: 1  
Lot Size: 8308  
Sqft: 3968

Subdivision: Cinco Ranch West  
Year Built: 2002  
HOA: PMG Houston  
Parking: 6 Cars  
Floors: 2

#### PROPERTY FEATURES:

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

#### OTHER FEATURES:

- ❑ HOME DID NOT FLOOD!
- ❑ VILLAGE BUILDERS
- ❑ 2-INCH BLINDS
- ❑ 2 CAR GARAGE/PORTE-COCHERE
- ❑ RADIANT ATTIC BARRIER

#### PROPERTY DESCRIPTION:

SECLUDED IN WOODHAVEN AREA OF CINCO RANCH. CORNER LOT HOME NEARLY 4000 SQ FT WITH 4 BEDS & 3.5 BATHS. 2 STORY ENTRY, CURVED STAIRCASE. FAMILY ROOM WITH HIGH CEILING. ISLAND KITCHEN WITH UPGRADED APPLIANCES. MASTER SUITE DOWN WITH WOOD FLOORS. 3 LARGE BEDROOMS UP WITH GAME ROOM. 5TH BEDROOM COULD BE MEDIA. EXTENSIVE LANDSCAPING, OVERSIZE PATIO.

[FIND MORE](#)

[VIEW MAP](#)

[VIEW PDF](#)

[SEND TO CLIENTS](#)



**Rick Martinez & Partners**  
RE/MAX Cinco Ranch  
Phone: 281.646.2143  
Mobile: 713.516.0113  
Fax: 281.693.0817  
[rickmartinez@rehouston.com](mailto:rickmartinez@rehouston.com)  
[www.rehouston.com](http://www.rehouston.com)

