



**JUST
REDUCED**

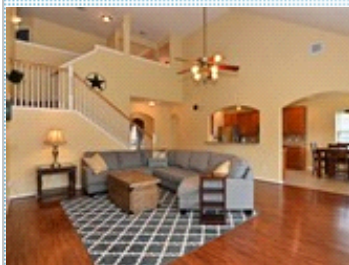


PRICED BELOW MARKET FOR QUICK SALE

+ 2 Year Home Warranty w/ Old Republic

25727 Shady Spruce Ln , Katy TX 77494

MLS:12616608 PRICE:\$289,900.00



Bedrooms: 4
Full Baths: 2
Half Baths: 1
Lot Size: 9343
Sqft: 2738

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



PROPERTY FEATURES:

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



OTHER FEATURES:

❑ PRICED BELOW MARKET! ❑ 2 YR HOME WARRANTY! ❑ HOME DID NOT FLOOD!



PROPERTY DESCRIPTION:

THIS BEAUTIFUL HOME WELCOMES YOU WITH A 2 STORY ENTRY. ELEGANT FORMAL DINING. GREAT OPEN FLOOR PLAN. SPACIOUS FAMILY ROOM. MASTER DOWN WITH ENSUITE BATH. AMAZING KITCHEN WITH GRANITE. GAME ROOM UP. NICE SIZE BEDROOMS W/ FULL BATH UP. LARGE WALK-IN DECKED ATTIC. BIG YARD & OVERSIZE PATIO. ZONE AIR, SPRINKLER SYSTEM, GREAT SCHOOLS!

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