

9023 Cobble Falls Court

- *2-story home in Copper Lakes*
- *4 bedrooms, 3.5 bathrooms*
- *Detached 3-car garage with automatic door opener, new door spring and wheels (2023) and a Porte-Cochere*
- *Gorgeous entry with wood flooring, high ceiling, neutral paint color and stunning, curved wrought iron staircase*
- *Home office boasts wood flooring, high ceiling, crown molding, window shutters and French doors*
- *Formal dining room features wood flooring, lighted crown molding, window shutters, chair rail and is open to the kitchen*
- *Beautiful island kitchen features granite countertops, tile backsplash with decorative inlay, stainless steel appliances, under cabinet lighting and gas cooktop*
- *Family room includes wood flooring, 2-story ceiling, entertainment niche, cozy fireplace and a wall of windows*
- *Primary bedroom offers plush carpet, crown molding, ceiling fan, en-suite bathroom and a sitting area with direct access to the backyard*
- *Primary bathroom is complete with dual sink granite vanities, jetted tub, frameless shower, full length mirrors and walk-in closet with built-ins*
- *3 upstairs secondary bedrooms with plush carpet and large closets*
- *2 full upstairs bathrooms, one is Jack 'n Jill*
- *Upstairs game room with a hidden room behind the bookcase*
- *Upstairs media room with sconce lighting*
- *Private backyard features a covered patio, pool/spa and lush landscaping*
- *Sprinkler system*
- *Water softener*
- *Double-pane windows*
- *Radiant Attic Barrier*

- ∞ *Tech Shield*
- ∞ *Trane digital thermostats 2024*
- ∞ *Roof replaced 2003, Class 4 shingle*
- ∞ *Replaced fence 2024*
- ∞ *Ring doorbell 2025*
- ∞ *Zoned to highly acclaimed CFISD*
- ∞ *Close to dining, shopping and entertainment*