

3 Cline Way

Kinnet Hill in Waters Lake | Sienna Master Planned Community

Interior: 4224 sq ft | Lot: 13,856 sq ft | Year Built: 2010 by Highland Homes

Interior

- Designer chandeliers in foyer (2025)
- Plantation shutters throughout the house
- Custom Drapes
- Wood floors throughout living areas on first floor, upstairs flex room; bedrooms carpeted
- All bedrooms with en-suite bathrooms
- Two powder rooms: one on first floor, the other on second floor
- Tankless Navien water heater
- McDonald whole house water filtration system
- Wired whole house sound system
- Alarm system
- Whole house surge protector (2023)
- Three HVAC units with media filters: one serves the upstairs, one serves all living areas downstairs, one dedicated to primary bedroom and en-suite bathroom

Study / Office (15 x 10)

- 13 ft tray ceiling
- Designer light fixture (2025)
- Wall of custom built-in bookcases, shelving and cabinets
- French doors with glass panes
- Plantation shutters
- Wood floors

Dining Room (13 x 13)

- 10 ft ceiling
- Crown molding
- Designer light fixture (2025)
- Plantation shutters
- Access to kitchen via Butlers Pantry
- Wood floors

Family Room (21 x 16)

- 19 ft cathedral ceiling
- Floor to ceiling windows with drapes
- Gas and wood burning fireplace with brick surround and custom wood mantel
- Open to kitchen
- Wood floors

Kitchen (16 x 12)

- 10 ft ceiling
- New designer pendant lights (2025)
- GE Cafe Series refrigerator (2021)
- GE Monogram microwave
- GE Monogram gas cooktop
- GE Monogram double ovens
- Bosch dishwasher
- Large eat in island with stainless sink
- Granite countertops
- Ceramic tile backsplash
- Butler's Pantry across from walk in pantry with granite countertop and ceramic tile backsplash
- Walk in pantry with custom built in shelves
- Wood floors

Breakfast Area (13 x 10)

- 10 ft ceiling
- Designer pendant light (2025)
- Plantation shutters
- Wood floors

Primary Bedroom (21 x 15)

- Located on first floor
- 11 ft ceiling
- Ceiling fan
- Plantation shutters and custom drapes
- Carpeted floors

3 Cline Way

Kinnet Hill in Waters Lake | Sienna Master Planned Community

Interior: 4224 sq ft | Lot: 13,856 sq ft | Year Built: 2010 by Highland Homes

Primary Bath Ensuite (16 x 10)

- Located on first floor
- 10 ft ceiling
- Large walk-in closet with custom built ins and wood floors
- Laundry chute from closet to bathroom
- Large windows with plantation blinds
- Soaking bathtub with ceramic tile surround
- Frameless glass shower surround
- Split vanity with individual sinks, cultured marble countertops and storage tower
- Separate private water closet
- Linen closet
- Ceramic tile floors, bath surround and shower

Secondary Bedroom (13 x 12) with En-suite Bath

- Located on first floor
- 10 ft ceiling
- Plantation shutters
- Carpeted floor in bedroom
- Cultured marble countertop and tub / shower combo in bathroom
- Ceramic tile floor in ensuite bathroom

Flex Room (16 x 15)

- Located on second floor
- 11 ft ceiling with beadboard accent
- Ceiling fan
- Plantation shutters
- Custom built in cabinets / serving spot with granite countertop, sink and beverage refrigerator
- Beadboard chair rail trim around perimeter
- Space could function as a game room, craft room, second office or workout space
- Flows to loft area with built-in desk and powder room
- Wood floors

Media Room (17 x 12)

- Located on second floor
- 10 ft ceiling
- Ceiling fan
- Solid double doors
- Carpeted floors

Secondary Bedrooms (both 13 x 11) with Jack and Jill Bath

- Located on second floor
- 10 ft ceiling
- Ceiling fans in bedrooms
- Carpeted floors in bedrooms
- Tub / shower combo and cultured marble countertops in bathroom
- Ceramic tile floors in bathroom

Exterior

- Covered patio with two ceiling fans, recessed lighting, wired for television
- In ground chlorine pool with pool chiller, sunning shelf and water feature wall
- Oversized pergola with solid cover, four ceiling fans and Edison lights
- No back neighbors
- Mosquito misting system in backyard
- Automatic sprinkler system in front and back yards
- 50 amp plug in garage (2023)
- Attached 2 car garage with windows and new overhead garage door opener (2025)
- Additional detached 1 car garage

3 Cline Way

Kinnet Hill in Waters Lake | Sienna Master Planned Community

Interior: 4224 sq ft | Lot: 13,856 sq ft | Year Built: 2010 by Highland Homes

Community

- **Kinnet Hill** in Waters Lake is known for its close-knit, welcoming atmosphere and strong sense of belonging. Neighbors take pride in looking out for one another, coming together for local events, shared traditions and everyday moments that build lasting connections. With a calm, friendly character and an appreciation for both its surroundings and its people, **Kinnet Hill** offers a place where community spirit and mutual respect are at the heart of daily life.
- Residents of **Kinnet Hill** enjoy full access to ALL Sienna amenities outside of the immediate neighborhood, along with a vibrant calendar of community events and top-rated Fort Bend ISD schools.
- Zoned to Highly sought after Fort Bend schools: Scanlan Oaks Elementary School, Thornton Middle School and Ridge Point High School
- Waters Lake in Missouri City offers a welcoming, family-friendly lifestyle with access to fantastic amenities, including neighborhood pools, tennis and pickleball courts, playgrounds, a fitness center, and a clubhouse for social events. Scenic walking trails, parks, and nearby golf add to the appeal, making Waters Lake a wonderful community for active living and connection.
- Phase 2 of Sienna Community Park is currently in development and will front Waters Lake Blvd. The release of more details is TBD
- Sienna is a premier master-planned community in Missouri City that blends suburban charm with resort-style living. Residents enjoy world-class amenities like multiple water parks and resort-style pools, the Sawmill Lake Club and Club Sienna social hubs, a 160-acre Camp Sienna sports complex, tennis and pickleball courts, and an 18-hole championship golf course with dining. The community also features over 100 acres of parks, miles of walking and biking trails, scenic lakes, and regular resident events.
- Conveniently accessible to the Fort Bend Tollway, Sienna commuters enjoy easy access to many local destinations: the world renown Texas Medical Center, The Energy Corridor, downtown Houston and the Post Oak / Galleria Financial District, to name a few.