

# 16122 Golden Manor Lane

- *2-story home in master-planned Coles Crossing*
- *5/6 bedrooms, 3.5 bathrooms*
- *Detached 2-car garage with automatic door opener*
- *Both formals with wood-look tile flooring and crown molding*
- *Gourmet island kitchen with custom cabinets (2025), granite countertops (2025), black appliances (2025), gas cooktop (2025) and breakfast bar*
- *Custom built-in shelving under the stairs for added storage*
- *Family room with wood-look tile flooring, custom built-ins, corner fireplace, high ceiling and a wall of windows*
- *Convenient half bathroom downstairs*
- *Primary bedroom with wood-look tile flooring, sitting area and en-suite bathroom*
- *Primary bathroom is complete with 2 granite vanities, jetted tub, separate shower and walk-in closet*
- *All secondary bedrooms are spacious and have large closets*
- *Versatile upstairs flex room could be a media room, game room, home gym or 6<sup>th</sup> bedroom*
- *Private backyard with a swimming pool/spa with water features, freshly painted deck, cedar Palapa with electric and gas line for grill, Pergola, firepit, Cedar wood arbor, cedar wood jasmine wall and 6 ft. cedar fence (2023)*
- *Whole home generator*
- *Whole home water softener*
- *Roof replaced 2021*
- *A/C (2) replaced 2021*

- ∞ Water heaters (2) replaced 2021*
- ∞ New granite and sinks in all bathrooms*
- ∞ Entire home freshly painted*
- ∞ Hunter Douglas wood blinds throughout*
- ∞ Zoned to highly acclaimed CFISD*
- ∞ Community amenities include a gazebo bandstand, 2 playgrounds, a 12-station exercise trail, sand volleyball court, sports practice fields, 2 swimming pools, lighted tennis courts and walking trails*