

# 24310 TESINO RIVER CIR, KATY, TX 77493



## WHAT WE'VE LOVED MOST ABOUT THIS HOME

- **Being on one level** – everything is easy and comfortable. No stairs, no wasted space, and it flows so well for everyday living.
- **The lake view never gets old** – mornings are peaceful, evenings are calming, and watching the light change on the water is something we'll always miss.
- **Direct access to the lake** – having the ability to step outside and enjoy boating, kayaking, or fishing whenever we want feels like a daily getaway.
- **Outdoor living** – the extended patio is where we spend so much time, whether it's coffee in the morning or unwinding at night.
- **The fish pond** – it brings a sense of calm and makes the backyard feel truly special and personal.
- **Bright, open interior** – the high ceilings and open layout make the home feel light and welcoming the moment you walk in.
- **The upgrades** – the tile flooring and chandeliers add just the right amount of elegance without feeling overdone.
- **Energy efficiency** – the home is comfortable year-round and efficient, which we've really appreciated.
- **Curb appeal** – the stucco and stone exterior with mature landscaping always makes us smile when we pull into the driveway.



## WHAT WE'VE LOVED ABOUT LIVING IN MARCELLO LAKES

- It actually feels like a lake community – not just a few homes with water views. Nearly everyone here lives by the lake, and it shows.
- Boats are welcome – this isn't just for looks; the water is meant to be enjoyed.
- Quiet, scenic walks – the trails around the lakes are perfect for clearing your mind or taking an evening stroll.
- The pools and tennis courts – well-maintained, never overcrowded, and easy to enjoy.
- Thoughtful amenities – everything here feels intentional, without unnecessary extras that drive up HOA costs.
- Peace of mind – being in Flood Zone X has always been reassuring.
- Convenient location – quick access to major roads, shopping, dining, and entertainment, while still feeling tucked away from the noise.

