



## Notable Features + Amenities

4 Bedrooms | 3.5 Baths | 3,363 Building Sq. Ft. | 9,439 Lot Sq. Ft. | Built 2003 by Emerald Homes

### General:

- 2 water heaters (2022)
- 2 HVAC units (June 2023)
- Door Handles (2008)
- Interior paint (2018)
- Upgraded hallway lights (2018)
- Curved archways
- Hall closet
- Texas basement full size door leading to attic (2009)
- Double wide driveway
- Concrete walkway
- Covered front porch with iron pendant light
- Zoned to Fall Creek Elementary, Woodcreek Middle School, and Summer Creek High School

### Entry: 7'x7'6"

- Modern crystal orb chandelier (2018)
- 5 light horizontal panel front door with ribbed glass (2018)
- Sidelights
- Crown molding
- Tile flooring
- Wooden banister (stained 2007) and black metal spindle baluster (2007)
- Hardwood flooring on stairs (2007)
- Art niches with recessed lighting (2018)
- Transom window

### Study: 10'11"x14'

- Modern 5 blade Minka ceiling fan with remote (2023)
- Hardwood flooring (2007)
- Large window overlooking front yard with 2" faux blinds
- 15 light French doors
- Crown molding

### Dining Room: 11'2"x13'4"

- Custom room darkening curtains in dining room (2018)
- Modern crystal drum chandelier (2018)

- Hardwood flooring (2007)
- Large window overlooking front yard with 2" faux blinds
- Crown molding
- Chair rail molding

### Living Room: 17'10"x19'3"

- Added 6 can lights in ceiling (2018)
- 2 story windows overlooking backyard and pool
- 2 story tall custom curtains (2018)
- Custom built-ins (2018)
- 2 story fireplace with tile surround to ceiling (2018)
- Outlets for TV above fireplace (2018)
- Added shelving in living room (2018)
- 9 blade modern ceiling fan with light kit (2023)
- Crown molding
- Tile flooring

### Kitchen: 13'9"x14'10"

- Granite countertop
- Black double basin sink (2018)
- Moen modern single handle faucet in matte black (2018)
- Walk-in pantry with pantry cutting board holder (2018), 5 built-in shelves, and built-in spice rack
- Modern brush nickel pull handles (2018)
- Added 6 can lights to ceiling (2018)
- Whirlpool Gold cooktop with 4 burners
- Whirlpool oven
- Stainless steel GE Profile dishwasher (2022)
- Stainless steel Café microwave (2025)
- Whirlpool Custom Series vent hood
- Granite island with storage
- Modern cylindrical pendant lights with a frosted glass shade and geometric metal overlay (2018)
- Crown molding
- Raised cabinets
- Tile backsplash
- Tile flooring

### Breakfast Room: 14'1"x10'7"

- Modern crystal drum chandelier (2018)
- Bay window
- Crown molding
- Egress to backyard
- Tile flooring

### Powder Room: 8'3"x9'6"

- Marble countertop with rectangular sink (2022)
- Modern transitional vanity (2022)
- Modern matte black faucet (2022)
- 3 bulb vanity lighting with frosted glass shades (2022)
- Tile flooring
- Framed mirror

### 1st Floor Primary Bedroom: 15'3"x23'6"

- Paint (2025)
- Carpet (2007)
- 3 windows overlooking backyard and pool
- 9 blade modern ceiling fan with light kit
- Recessed ceiling

### Primary Bathroom: 13'8"x13'4"

- Double door entry
- Tile flooring (2024)
- Custom vanities with shaker style cabinets and outlets in draws (2024)
- Quartz countertops with new rectangular sinks (2024)
- Polished chrome faucets (2024)
- Glass shower with Marble tile shower and Marble back wall with tile glass accents and 2 shower heads with dual hand pull downs (2024)
- Soaking tub (2024)
- Crystal chandelier over tub
- Heated towel rack (2024)
- Vent with added heater feature (2024)
- Chrome and glass vanity lighting (2024)

# 14830 Ramblebrook Lane

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- Added additional can light (2024)
- Water closet with toilet (2024), matte black lighting with clear glass shade (2024) and toilet paper holder (2024)
- Mirrors (2024)
- Paint (2024)
- Linen closet with 5 built-in shelves
- 9'4"x12'6" walk-in closet with built-in shelving, hanging racks and carpet (2007)

## Game Room: 16'7"x29'2"

- Carpet (2007)
- 3 windows overlooking backyard and pool
- Surround ceiling lighting in trim with switch (2008)
- Recessed lighting
- Overlooks living room

## Secondary Bedroom 1:

### 10'11"x12'6"

- Carpet (2007)
- Modern ceiling fan with light kit (2021)
- Double bi-folding door closet with built-in shelving, hanging rack, carpet
- Window with 2" faux blinds

## Secondary Bathroom 1:

### 7'5"x4'10"

- Shared between bedrooms 1 and 2
- Separate vanities with cultured marble countertops, medicine cabinet, 4 bulb crystal and mirrored vanity lighting (2018), 6 bulb vanity light, and brushed nickel faucets (2020)
- Toilet (2024)
- Tub/shower combo with tile surround
- Brushed nickel hardware
- Tile flooring

## Secondary Bedroom 2:

### 10'11"x17'8"

- Carpet (2007)
- 5 blade Ceiling fan with light kit (2021)
- 5'3"x4'11" walk-in closet with built-in shelving and hanging racks
- Window with 2" faux blinds

## Secondary Bedroom 3:

### 11'2"x17'2"

- Carpet (2007)
- 4'8"x4'3" walk-in closet with custom closet shelves (2008), hanging racks, carpet, and egress to Texas basement
- Window with 2" faux blinds
- 5 blade ceiling fan with light kit

## Secondary Bathroom 2:

### 4'8"x9'3"

- Brushed nickel faucet (2020)
- Tile flooring
- 6 bulb brushed nickel vanity light
- Tub/shower combo with tile surround
- Cultured marble countertop
- Medicine cabinet

## Laundry Room: 7'10"x5'8"

- Built-in shelf
- Hanging rack
- Tile flooring
- Fluorescent lighting

## Garage: 19'2"x41'7"

- 3-car garage
- Workstation
- Egress to backyard

## Backyard: 69'4"x58'5"

- Textured concrete patios with 2 pergolas (2010) with low voltage lighting and 2 ceiling fans with light kits
- TV mount
- Round firepit (2010)
- Outdoor brick kitchen with granite countertop, breakfast bar, and sink (2010)
- Danby Designer mini refrigerator
- Lion gas BBQ pit (2023)
- Lion gas stove (2023)
- Low voltage landscape lighting (2010)
- Perimeter Mosquito system with its own outlet (2015)
- Pool with pool firepits and waterfalls (2017)
- Hot tub (2017)

- Pool decking (2017)
- Multiple seating areas with built-in umbrella stands
- Outdoor shower (2017)
- Added concrete areas (2017)
- Rerouted sprinkler lines (2017)
- Added additional backyard gate (2017)
- Upgraded Zoysia grass (2021)
- Low maintenance landscape with black star gravel and black rocks (2021)
- Added 4 French drains (2021)
- New pool heater (2022)
- 7' fence with kickboard and stained (2022)
- 7' back horizontal fence and stained (2023)
- Pool filter (2025)

## Fall Creek Community:

- Fields of Fall Creek sports complex
- Two Little League fields
- Two soccer fields
- Sand volleyball court
- Two recreation centers
- Swimming pools including a family pool offering zero-entry access and a playground perched in shallow water
- Tennis courts
- Miles of hike-and-bike trails
- Three fish-stocked community lakes with a catch-and-release policy
- Golf Club of Houston