



welcome

HOME

27415 Royal Canyon Lane  
Katy, TX 77494

# ABOUT THIS HOME

Bedrooms-	4 (Primary Downstairs, 3 Upstairs)
Full Bathrooms-	3 (Includes a Hollywood Bathroom Upstairs)
Half Bathrooms-	1 (Downstairs)
Garage-	2 Car, Attached
Square Feet-	4,082
Lot Size-	7,728
Office-	Yes, Downstairs
Game Room-	Yes, Upstairs
Media Room-	Yes, Upstairs, Equipment & Speakers Included
Pool-	Yes, Heated Salt Water, Removable Fence Included
Hot Tub-	Yes, Salt Water
Stories-	2
Year Built-	2011
Sprinkler System-	Yes
Appliances-	Washer, Dryer, Refrigerator, Reverse Osmosis Water Filter System
Fireplace-	Yes, Gaslog
Utility Room-	Yes, Downstairs
Dining Spaces-	Breakfast Nook, Informal Dining Room, Bar Seating
Living Spaces-	Informal Entry/Sitting Area, Main Living Room
Kitchen-	Temperature Controlled Pantry

## **Updates Include -**

- New Carpet Throughout
- New Paint Throughout
- New Light Fixtures
- New Bathroom Hardware
- New Backsplash
- Freshly Stained Fence
- New Sprinkler Controller Box
- Fresh Landscaping

# SCHOOLS & EDUCATION

## Zoned to Katy ISD :

- **Keiko Davidson Elementary School**

Grades: EE - 5

Enrollment: 995

Designations: None

Rating: A/Excellent with overall score of 91

Address: 26906 Pine Mill Ranch Dr, Katy, TX, 77494

Distance from house: 1.3 miles ; 7 minute drive



- **Tays Junior High School**

Grades: 6 - 8

Enrollment: 1,467

Designations: Read/ELA, Science, Mathematics, Post-Secondary, Comparative

Closing the Gaps, Comparative Academic Growth

Rating: A/Excellent with overall score of 95

Address: 26721 Hawks Prairie Blvd, Katy, TX, 77494

Distance from house: 2.5 miles ; 9 minute drive



- **Tompkins High School**

Grades: 9 - 12

Enrollment: 3,061

Designations: Read/ELA, Science, Mathematics, Social Studies, Post-Secondary,

Comparative Academic Growth, Comparative Closing the Gaps

Rating: A/Excellent with overall score of 95

Address: 4400 Falcon Landing Blvd, Katy, TX, 77494

Distance from house: 2.5 miles ; 8 minute drive



# SCHOOLS & EDUCATION

## Alternative Learning :

- **Kids 'R' Kids Learning Academy**

Grades: Infant - 12 years old

Address: 4515 FM-1463, Katy, TX, 77494

Distance from house: .3 miles ; 2 minute drive

- **Kiddie Academy**

Grades: Infant - 12 years old

Address: 27613 Pine Mill Ranch Dr, Katy, TX, 77494

Distance from house: .7 miles ; 6 minute drive

- **Sugar Creek Montessori School**

Grades: 3 months - 3 years old

Address: 7222 Gaston Rd, Katy, TX, 77494

Distance from house: .7 miles ; 5 minute drive

- **Children's Lighthouse Cross Creek Ranch**

Grades: Infant - Kindergarten

Address: 5740 FM 1463, Katy, TX, 77494

Distance from house: 1.7 miles ; 8 minute drive

- **The Goddard School**

Grades: Infant - Pre-K

Address: 5220 Ranch Point Dr, Katy, TX, 77494

Distance from house: 1.3 miles ; 7 minute drive

- **Childcare within 15 minutes :**

The Learning Experience, My Place Early Learning Center, Discovery Schoolhouse, Imagine Early Education & Childcare Cinco Ranch, Adventure Kids Playcare, Ivy Kids Early Learning Center & Many More!



# PARKS & RECREATION

- **Cardiff Ranch** - Enjoy the Cardiff Ranch neighborhood amenities all within walking distance! - see Cardiff Ranch page for more
- **Jones Creek Ranch Park** - Beautiful 112-acre ranch with playgrounds, ponds, picnic tables, pavilions and walking trails  
Address: 7714 FM 359 Rd, Richmond, TX, 77469  
Distance from house: 6.6 miles ; 15 minute drive
- **Fort Bend MUD Parks** - Family park has 2 covered playgrounds & huge greenspace; Dog park has fully fenced small & large dog sections, water fountains & dog wash station  
Address: 5111 Heatherdawn Ct, Katy, TX, 77494 & 8945 South Fry Rd, Katy, TX, 77494  
Distance from house: 4 miles ; 10 minute drive
- **Arbor Park** - Beautiful paved jogging trails along the creek & playground  
Address: 5823 Morgan's Spur Dr, Fulshear, TX, 77441  
Distance from house: 2.9 miles ; 9 minute drive
- **Willow Fork Park** - Beautiful pond with bike/jogging trail, playground, picnic tables, wild life, frisbee golf & access to Cinco Ranch Shopping  
Address: 23440 Cinco Ranch Blvd, Katy, TX, 77494  
Distance from house: 5.6 miles ; 15 minute drive
- **Katy Park** - Sports Complex with 15 baseball fields, 3 batting cages, 17 soccer fields, 3 concession stands, gazebo, 40 picnic tables & reservable pavilion  
Address: 24927 Morton Rd, Katy, TX, 77493  
Distance from house: 7.4 miles ; 20 minute drive



# GROCERIES & DINING

## Grocery Stores :

- **H-E-B** - Large supermarket chain with a wide selection of goods; produce, deli, bakery and meat departments, pharmacy and seasonal items. 4 minute drive.
- **Walmart Supercenter** - One stop shop with home goods, groceries, household items, electronic, auto, toys, pharmacy, and garden departments. 9 minute drive.
- **Kroger** - Grocery store chain with a large selection of produce, deli, bakery, meat department, pharmacy and more. 8 minute drive.
- **Whole Foods Market** - Supermarket chain that specializes in high quality, natural and organic foods and health care products. 17 minute drive.
- **Costco** - Bulk shopping warehouse store with food, clothing, auto, travel, alcohol, appliances, furniture, electronics, pharmacy, and more. 16 minute drive.
- **Sam's Club** - Bulk shopping warehouse store with food, clothing, auto, jewelry, pharmacy, deli, bakery, and more. 19 minute drive.

& Many more within 15 minutes!

## Dining :

- **Mexican** - Neca's Mexican Restaurant & Cantina, Dos Tacos, Molina's Cantina, Hacienda Real, Mandito's Tex-Mex, Los Cucos Mexican Cafe, Lupe Tortilla, Gringo's, Taco Bell
- **Pizza** - MOD Pizza, Pizza Hut, Little Caesars, Pappa John's, Crust Pizza Co, Marco's Pizza, Mountain Mike's, Center Court Pizza & Brew, Hungry Howie's
- **Burgers** - Five Guys, Hat Creek Burger Company, Burger King, Whataburger, McDonald's, P. Terry's, The Burger Den, Burger Theory, JLB Eatery
- **BBQ** - Spring Creek Barbeque, Brett's BBQ Shop, Daddy Duncan's BBQ, Chuckwagon BBQ & Burgers
- **Wings** - Fulshear's Fieldhouse Pub & Grill, Wingstop, BreWingZ, Big City Wings
- **Smoothies** - Tropical Smoothie Cafe, Smoothie King, Jamba, Playa Bowls
- **Seafood & Grills** - Orleans Seafood Kitchen, Red Lobster, Fuji Seafood, Pearl & Vine, Carrabba's, Fish City Grill, Vida Mariscos, Snowfox, The Roupour, Perry's, Half Shells

& Many more within 15 minutes!



# HEALTH & WELLNESS

## **Gyms & Studios :**

- **CrossFit** - CrossFit 1093, CrossFit Fulshear, CrossFit Katy, CrossFit V3, CrossFit JWD, CrossFit Copper Fox, C4 CrossFit, CrossFit GonZstronG, Verum Vi CrossFit & More!
- **Chain & Local Gyms** - Life Time, 24 Hour Fitness, LA Fitness, Anytime Fitness, Crunch Fitness, YMCA, EoS Fitness, Planet Fitness, VillaSport Athletic Club & Spa, Cinco Fit, MBody Fitness, Beastmode Fitness Texas & More!
- **Specialized** - F45, Rumble Boxing, Mayweather Boxing + Fitness, Premier Martial Arts, Golden Eagle Taekwondo, Next Level Jiu Jitsu, Iron Tribe Fitness, TKO Dojo Fitness Center, Tiger-Rock Martial Arts, Jazzercise & So Many More!
- **Yoga & Pilates** - Pure Barre, HOTWORX, Club Pilates, BODYBAR Pilates, Ignite Pilates, Yogamsa, Bikram Yoga Katy, Reform Pilates Fitness, Evergreen Yoga & Wellness, Core Love Co. & More!

## **Medical Centers :**

- Memorial Hermann Katy Hospital, Houston Methodist West Hospital, Concentra Medical Center, Village Medical, CLS Health & More!

## **Urgent Care :**

- Memorial Hermann-GoHealth Urgent Care, Next Level Urgent Care, Concentra Urgent Care, American Family Care, Houston Methodist Emergency Care Center, Care Now Urgent Care, Texas Children's Urgent Care, Preferred Urgent Care & So Many More!

## **Spas :**

- Hibiscus Aesthetics & Wellness, Ageless Med Spa, ThrIVE Drip Spa, Serene Head Spa & Wellness, Serasana, Zen Thai Massage & Spa, Spavia, The Spa at Bella Piazza, About Face & Body Med Spa, Do's Spa & Salon, Hand & Stone, Naturelle Skin Bar & So Many More!

# FUN & ENTERTAINMENT

## Indoor Fun :

- Romp n' Roll, Play Street Museum, Cheeky Monkeys, Slick City Indoor Playground, Open Court Sports Complex, Times Square Entertainment, Main Event Entertainment, Andretti Indoor Karting & Games, Fun & Fitness Gymnastics, Engineering For Kids, Momentum Indoor Climbing, Xscape, Activate, Urban Air Adventure Park, Altitude Trampoline Park, Let's Dance, Chuck E. Cheese, Jordan Theatre Company & So Many More!

## Outdoor Fun :

- Katy Golf Club, The Golf Club at Cinco Ranch, The Club at Falcon Point, Monster Mini Golf, Boardwalk Park, Typhoon Texas Waterpark, Fun Box Bounce Park, Dig World Theme Park, La Centerra & Many More!

## Shopping :

- **Malls & Shopping Centers** - La Centerra at Cinco Ranch, Katy Mills Shopping Mall, Greentree Shopping Center, Shops at Bella Terra, First Colony Mall, Houston Premium Outlets & More!
- **Super Stores** - Target Superstore, Walmart Supercenter, H-E-B, The Home Depot, Lowe's & More!



# CARDIFF RANCH

## **Let's talk community for a minute -**

At Cardiff Ranch, we believe in community and not just with your immediate neighbors. We encourage you to stop by the Clubhouse, get registered for the Nextdoor group, attend a board meeting to give your input, and most definitely do not forget to check out the social events calendar.

## **Amenities -**

All the amenities are great, but when they're within walking distance, they're even better! The **Resort-Style Swimming Pool** scene is complete with a splash pad, on-duty lifeguards, and can be rented by our residents for private parties. The **Fitness Center** is located at the Clubhouse and is fully equipped with cardio machines and weight machines. The **Recreation Center** is our venue where most Cardiff Ranch meetings and social events are held and can also be rented for personal events. **Charlene's Way Green Space** is our outdoor open area, ideal for picnics, play and more. And if you are an outdoors person, there are miles of **Trails** throughout the neighborhood for you as well.

The Rec Center is located at 26818 Wooded Canyon Dr, Katy, TX, 77494