



21303
KELLIWOOD
GREENS DRIVE

KATY, TEXAS

TSG
THE SAWAL GROUP



Step inside this beautifully designed, custom-built Kickerillo home nestled in one of Katy's most sought-after neighborhoods. With a stunning brick façade, timeless architecture, and mature landscaping, this residence exudes unmatched curb appeal. The grand double-door entry invites you into a home where style, comfort, and sophistication come together perfectly—ready to welcome you to your next chapter.

Your Custom-Built Dream Home Awaits in Kelliwood Greens

5 Bedrooms
3 Full Bathrooms/1 Half Bathroom
4,872 Total Square Footage
12,896 Lot Square Footage



A stunning grand entry welcomes you with modern double doors, soaring two-story ceilings, and abundant natural light streaming through oversized windows. A sweeping curved staircase and designer chandelier create an impressive first impression, flowing seamlessly into a bright formal dining room—perfect for elegant entertaining.





Elegant French doors lead into a private study featuring arched windows, custom built-ins, and rich wood flooring.

The spacious living area offers high ceilings, expansive windows, and a bright, open layout with beautiful views of the backyard and surrounding green space—perfect for both everyday living and entertaining.



A beautifully designed built-in wet bar with custom cabinetry and a stylish backsplash creates the perfect space for entertaining, offering both elegance and convenience when hosting guests.



The inviting breakfast nook features panoramic backyard views, providing a bright and serene setting—ideal for casual dining, morning coffee, and everyday moments.



Bright and inviting living room featuring a tray ceiling, fireplace focal point, and walls of windows overlooking the backyard.

A fully upgraded chef's kitchen showcases quartz countertops, a marble backsplash, floor-to-ceiling cabinetry with glass inserts, soft-close cabinets, under-cabinet lighting, and an upgraded sink with built-in trash storage. Designed for both style and function, it features double ovens, a 5-burner gas cooktop, an oversized island with bar seating, ample storage, and open sightlines to the living area—perfect for everyday living and entertaining.





A spacious primary suite with a tray ceiling, rich wood flooring, and walls of windows fills the space with natural light and serene backyard views, complete with private access to the outdoors.



The spa-inspired primary bath offers a freestanding soaking tub, walk-in glass shower, expansive double vanity, and elegant tilework—creating a true retreat of comfort and luxury.

Generously sized, virtually staged secondary bedrooms feature elevated/vaulted ceilings, large windows, and soft natural light—creating bright, airy retreats with a clean, inviting feel. All bathrooms are enhanced with upgraded countertops and stylish vanity spaces for a refined finish.





An expansive upstairs game room offers abundant space for entertaining and family fun, featuring custom built-ins and soaring ceilings. Virtually staged to showcase its versatility, this room is perfect for hosting game nights, group activities, or creating a dynamic play and hobby space.



An oversized flex room with soaring ceilings and abundant space is virtually staged as either a media lounge or a secondary bedroom, offering a versatile retreat for movie nights, gaming, or a private oasis. This room features access to a second-floor balcony overlooking the backyard and serene natural views, with convenient access to a bathroom when used as a bedroom.





Virtually staged to inspire, the covered outdoor patio is designed for effortless entertaining, featuring a spacious seating area, elegant brick surround, and a ceiling fan for year-round comfort.

Beyond, the expansive backyard offers exceptional privacy and open green space—creating endless possibilities to design your own outdoor oasis for relaxation, gatherings, or future enhancements.





Experience the ultimate in outdoor luxury with this virtually staged resort-style backyard. Imagine a custom pool and spa adorned with graceful water features, surrounded by expansive decking and a covered pergola—an idyllic setting for entertaining, relaxing, and enjoying serene, resort-inspired living right at home.

Features and Upgrades:

Architectural & Interior Upgrades

- Grand two-story entry
- Fully bricked front entry porch
- Spiral staircase + second staircase
- Upgraded engineered hardwoods, upgraded carpet (professionally steam cleaned)
- Hardwood stairs
- Extensive crown molding throughout
- Designer ceiling treatments with integrated lighting
- Tray ceiling – primary suite
- Vaulted ceilings – all bedrooms
- Private balcony

Study, Living & Entertainment

- Private study with full custom built-ins
- Remote-controlled gas fireplace
- Game room with upgraded ceiling detail
- Custom built-ins – gameroom
- Sink/bar area – gameroom
- Media room/flex or optional 5th bedroom
- Ceiling fans – all bedrooms
- Built-in desk area
- Under-stairs storage

Gourmet Kitchen

- White quartz countertops
- Marble backsplash
- Soft close cabinets
- Glass-insert cabinetry
- Accent cabinet lighting
- Under-cabinet lighting
- Double ovens (2018)
- 5-burner gas cooktop
- Microwave drawer (2018)
- Dishwasher (2018)
- Refrigerator (2018)
- Upgraded sink
- Built-in trash cabinet
- Dedicated workstation niche
- Walk-in pantry

Wet Bar

- Wet bar with quartz counters
- Custom cabinetry with glass inserts

Primary Retreat

- Stand-alone soaking tub
- Oversized walk-in shower
- Built-in shower bench
- Quartz countertops
- Dual vanities with knee space
- His & her closets with built-in drawers
- Automatic closet light shut-off
- Linen closet

Secondary Bedrooms & Baths

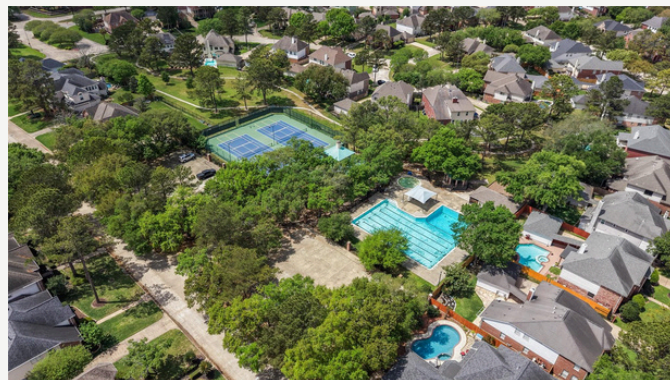
- Spacious secondary bedrooms
- Walk-in closets – all bedrooms
- Granite countertops – upstairs baths
- Linen closets – secondary baths
- Secondary bedroom- wood flooring + a window seat to allow for a charming reading nook

Utility & Garage

- Utility room with sink & cabinetry
- Built-in mudroom bench with shoe storage
- Washer & dryer – stay with home
- Garage with custom built-ins

Systems & Exterior

- Three A/C systems (2018)
- Zoned thermostats (primary, study, kitchen, upstairs)
- Full surround home gutters
- Fence updated (2018)
- Iron fence (2018)
- Upgraded landscaping package in front and backyard
- Nature backdrop with Serene views



Sarah Sawal

Sarah Sawal has been in this industry for over a decade. Alongside her many other accomplishments as a Top Producer, she is the team lead of The Sawal Group. At the Sawal Group, we ease the complexity and stress of property transactions. Our dedicated team offers personalized services like video tours, online tools, and tailored marketing plans to streamline the process. We prioritize staying current with industry trends and technologies to provide accurate guidance and maximize client investments. We are able to provide our clients with the highest level of marketing exposure in this industry.

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