



# 28211 Rippling Brook Ln

Cross Creek Ranch | Fulshear, TX

*A private backyard retreat, expansive outdoor living, elevated details throughout, and a thoughtfully designed layout come together in one of Cross Creek Ranch's most sought-after settings.*

## Property Overview:

- Square feet = 2,882
- Bedrooms = 4
- Bathrooms = 2.5
- Built in 2010
- Builder = Tri-Pointe (Trendmaker)
- Versatile home office or game room
- Private backyard oasis with pool (installed in 2017) and an outdoor kitchen
- Situated on a spacious corner lot next to green space in the highly sought-after master-planned community of Cross Creek Ranch
- Convenient access to I10, Westpark Tollway, and Grand Parkway
- Zoned to top-rated, award-winning Katy ISD Schools
- Energy Star Qualified Home

## Showpiece Kitchen & Elevated Interior Details:

*Where everyday living and effortless entertaining come together, this open-concept layout is anchored by a spacious kitchen, expansive sightlines, and elevated finishes throughout.*

- Spacious open concept kitchen is complete with:
  - Granite countertops paired with a designer slate backsplash
  - Oversized island with built-in trash pullout and ample prep space
  - An abundance of wood cabinetry enhanced by crown molding and added trim details
  - Updated, oversized pendant lighting creates a modern focal point
  - Stainless steel appliances
  - Oversized tile flooring for durability and easy maintenance
  - Expansive walk-in pantry offering exceptional storage
- Oversized breakfast room surrounded by windows on three sides, overlooking the private backyard retreat
- Handscraped wood flooring extending from the entry through all main living areas and hallways
- Soaring 10' ceilings enhance the open, airy feel
- Extensive crown molding in the entry, formal dining, and primary bedroom

## Versatile Layout & Private Primary Retreat:

*Thoughtfully designed to adapt to your lifestyle, this layout combines flexible living spaces, architectural detail, and a private primary suite that feels like its own retreat.*

- Expansive open-concept living room with high ceilings, hand-scraped wood floors, and a statement fireplace with painted mantle and slate surround, all anchored by a wall of windows overlooking the private pool
- Spacious formal dining room, ideal for both everyday meals and hosting gatherings
- Versatile home office or game room with French doors, offering privacy and flexibility
- Welcoming entry featuring an 8' mahogany front door, 11' ceilings, and a built-in mud area with bench seating, upper shelving, and added storage
- Private primary suite with wood-look tile flooring, bay window, and a door leading directly to the backyard and pool
- Spa-like primary bathroom with dual sinks, granite countertops, jetted soaking tub, oversized shower with bench seat, linen storage, and a large walk-in closet with built-ins and dresser
- Oversized secondary bedrooms with upgraded carpet
- Secondary bathroom with dual sinks for added functionality
- Convenient half bathroom with pedestal sink

## Resort-Style Backyard & Outdoor Living Designed to Impress:

*Built for both entertaining and everyday escape, this private backyard retreat combines a resort-style pool with oversized covered areas that extend your living space outdoors.*

- Resort-style pool (2017) with pebble-tec finish, tanning ledge, and multiple waterfall features creating a true backyard focal point
- Expansive 19' x 15' covered outdoor kitchen designed for entertaining, featuring concrete countertops, a 32" stainless steel grill, refrigerator, built-in trash, and ample storage
- Striking stone surround and built-in speakers enhance both the look and experience of the outdoor kitchen space
- Statement 9-blade Fanimation fan and wood-beam structure create a comfortable, shaded setting for year-round use
- Spacious patio layout offering multiple seating and entertaining areas surrounding the pool
- An additional 17' x 10' covered patio with a ceiling fan and recessed lighting, ideal for relaxing or hosting overflow gatherings
- Situated on a spacious corner lot with mature trees and next to a wooded area, providing added privacy and a more secluded feel
- Eye-catching brick and stone elevation delivering timeless curb appeal
- Double-wide driveway providing ample parking and added convenience
- Carriage-style garage doors enhance the home's architectural character
- Covered front porch with brick pavers, creating a warm and welcoming entry

## Smart Upgrades & Everyday Efficiency

*From energy efficiency to added convenience and peace of mind, these upgrades enhance how the home lives day to day.*

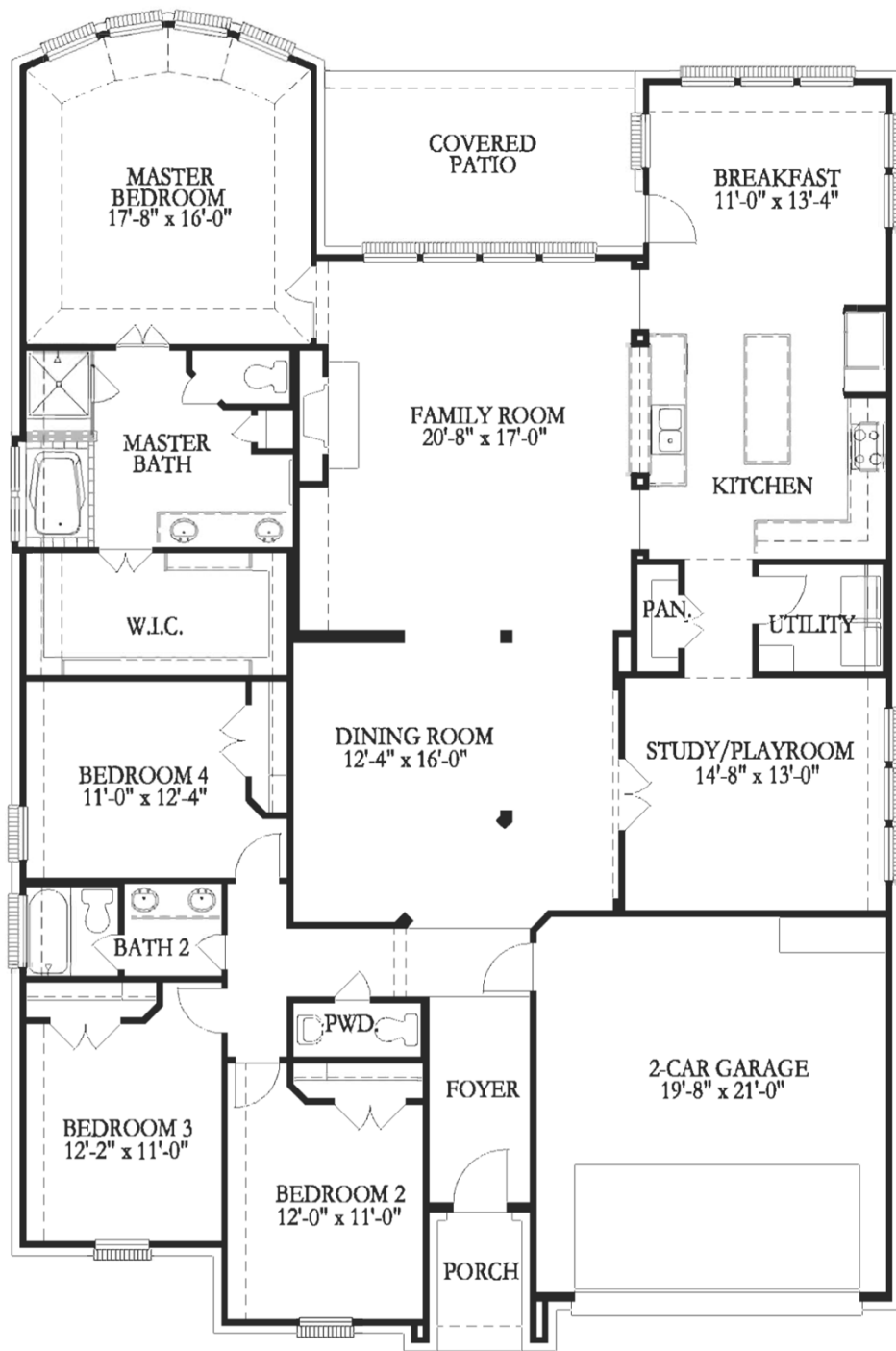
- Energy Star Qualified Home designed for improved efficiency and lower utility costs
- 24KW whole-home Generac generator (2025), providing reliable backup power and added peace of mind
- UltraPur water softener system for enhanced water quality throughout the home
- Recently replaced water heater (2021)
- Oversized garage with built-in workbench and additional storage space, ideal for projects and organization

## Sought-After Master Planned Community & Award-Winning Katy-ISD Schools

*One of Fulshear's most desirable master-planned communities, Cross Creek Ranch offers a connected, amenity-rich lifestyle paired with some of the most sought-after schools in the area.*

- Resort-style amenities in Cross Creek Ranch include:
  - Adventure Island Waterpark & Splashpad with the iconic 140' water slide, an enormous resort-style swimming pool, splash-n-spray park, wading pool, and dedicated lap lanes.
  - Greenthead Park & Pool Complex has another resort-style pool with multiple waterslides, playground, pavilion, sand volleyball court, and event lawn.
  - The Landing amenity complex features a clubhouse, Fitness Center, resort-style pool, splash pad with an aquatic playground, tennis courts, several play structures, and open space.
  - Two fitness centers with 6,500+ SF of gym space
  - More than 33 parks and playgrounds
  - 45+ miles of trails
  - Over 400 acres of lakes with catch-and-release fishing
  - Flewellen Creek Disc Golf Course
  - Camp Flewellen is a 4-acre complex that offers indoor and outdoor spaces, with a 3,300 SF clubhouse, an event lawn, playground, firepit area, game lawn, shade structure, and ample open space for play.
  - Canine Commons dog park
  - Tennis and pickleball courts
  - Sports fields
  - On-site lifestyle director with 75+ neighborhood events each year
- Zoned to award-winning Katy ISD schools:
  - Randolph Elementary School: Currently, [ranked #7](#) out of 868 elementary schools in the Houston area
  - Adams Junior High: Just landed the [#2 spot](#) on the best public Middle Schools in Fort Bend County
  - Jordan High School: [Ranked #23](#) out of 1,833 best public High Schools in Texas





**FLOOR PLAN**

In an effort to constantly improve our plans, homes started in the future and some recently started homes under construction may have substantial differences from existing Trendmaker homes, including models, that may already be built in communities. Square footage is approximate and may vary per elevation.

03-26-2010