

13806 SEDGEFIELD

# Home FEATURES



~3,073



4



3.5



~8,125 Sqft.

- Gated community in the desirable Enclave at Lakepointe
- Zoned to highly rated Tomball ISD
- No back neighbors
- Miles of walking paths
- Heated saltwater pool with a sundeck and spa
- Smart sprinkler system
- Security cameras
- Wired for sound in main entertaining areas
- Whole home wired with gigabit ethernet
- Separate dining, office and secondary living room
- Kitchen features an induction cooktop and all stainless-steel appliances
- Primary bedroom features motorized blinds
- Quick access to walking path around the pond
- Neighborhood amenities include Tennis Courts, Pickleball, Playground, walking trails, clubhouse, jogging path, picnic area, playground, pond

All information is collected from Home Owners, Appraisal District or MLS.

**NAOMI KOEHL**  
REALTOR®

713.206.9986 | NAOMI@NAOMIKOEHL.COM