



9530 CANE CREEK DRIVE *Champions Area*



7,480 SQFT LOT



2,240 SQFT



4 BEDROOMS



2F & 1H BATHS

PROPERTY HIGHLIGHTS

- Two-story home in Majestic Oaks with 4 bedrooms, 2.5 baths, mature trees, and strong curb appeal.
- Traditional floor plan offers thoughtful separation between formal spaces, casual living, and private bedrooms.
- Formal living and dining rooms at the front of the home provide flexible use for a home office, study, playroom, or sitting area.
- Two-car garage and low HOA fees add everyday convenience and value.

INTERIOR FEATURES

- Main living area features a cozy fireplace, generous natural light, and direct patio access.
- Primary suite includes vaulted ceilings, a spacious walk-in closet, and an ensuite bath with dual vanities, glass-enclosed shower, and deep soaking tub.
- Three additional upstairs bedrooms provide space for secondary bedrooms, guests, or work-from-home needs.
- Updated flooring creates a fresh, clean interior feel throughout key areas of the home.

RECENT UPDATES

- Carpet replaced last year, per seller.
- Vinyl plank flooring added, per seller.
- Interior paint completed in most of the home within the last year, per seller.
- Dishwasher replaced within the last year, per seller.

OUTDOOR & COMMUNITY FEATURES

- Private backyard with a patio and room for outdoor dining, play, pets, or relaxing.
- Majestic Oaks community amenities include a pool, dog park, walking trail, and two children's parks, per seller.
- Established neighborhood setting with mature trees and community amenities nearby.

LOCATION & CONVENIENCE

- Convenient access to Highway 249 and major area corridors.
- Near Vintage Park, H-E-B, Target, Home Depot, restaurants, shopping, and everyday conveniences.
- Located in Klein ISD, with Klein Cain High School noted by seller. Please verify school zoning before publication.

