

Welcome to 6547 Pool Hill Road * Fulshear, Texas 77441! 8.0 Acres

Beautiful 4 Bedroom - 3.5 Bath - 3 Car Garage Home in highly desired J. San Pierre Subdivision!

With over \$258,000+ in Improvements and Updates! Highly "A" rated schools in LCISD!

Christine Kalmbach, Realtor - Keller Williams Platinum - 832.755.2954 - realtorck4u@gmail.com

This is not part of the contract and not deemed complete, and is for informational purposes only.

UPGRADES OVER \$258,000+ IN IMPROVEMENTS, MOST RECENT

IMPROVEMENTS OF APPROX. \$11,000!

- *EXCLUSIVE CUSTOM DESIGNED HOMES WITH ACREAGE/COMMUNITY WITH 8 CUSTOM HOMES ON ACREAGE
- *CUSTOM BUILT HOME - DESIGN TECH HOMES (2004)
- *3 CAR DETACHED GARAGE WITH GARAGE DOOR OPENERS & REMOTES, EXTRA SLAB SPACE FOR WORKSHOP
- *FABULOUS 8 ACRES (APPROXIMATELY) WITH A 4 CORRALS, RIDING CORRAL,
- *TWO PONDS (ONE CUSTOM DESIGN "W")
- *ABOVE GROUND POOL (2018)
- *PROFESSIONALLY LANDSCAPED YARD
- *MIGHTY MULE CUSTOM ELECTRONIC SOLAR DRIVEWAY GATE
- UPDATED MOTOR, SOLAR PANEL, SWING ARM AND GATE HINGES
- *FULLY FENCED AND CROSS FENCED
- *CUSTOM ROCK/CONCRETE PAD DRIVEWAY
- *CUSTOM PAINT THROUGHOUT + UPDATED PAINT IN INTERIOR WALLS: MONARCH BOTANY BEIGE, CEILINGS: MONARCH MOPAKO, TRIM: SIENNA SAND
- *CUSTOM EXTERIOR: ALAMO CREAM WHITE LIMESTONE, ALAMO WHITE NATURAL CHOP STONE, FREDERICKS BURG HARDI CEMENT BOARD SIDING: SOUTHERN BREEZE, TRIM: DUSTY TRAIL
- *ENGINEERED OAK HARDWOOD FLOORING IN ENTRY, FAMILY ROOM, DINING ROOM, KITCHEN, STUDY, HALLWAYS
- *UPDATED DECORATIVE FIXTURES & CEILING FANS + LIGHTING
- *ENCORE CHERRY ALDER WOOD CABINETRY WITH EUROPEAN HIDDEN HINGES WITH UBA TUBA BLACK GRANITE COUNTER TOPS IN KITCHEN AND DINING
- *GE MONOGRAM SS APPLIANCES REFRIGERATOR, DISHWASHER (2019), DOUBLE WALL OVENS, AND GAS COOK TOP AND VENT-A-HOOD VENT HOOD
- *CERAMIC GAS LOGS FIREPLACE WITH PUSH-BUTTON REMOTE IGNITION
- *NEW EMPIRE GRAND RESERVE CARPET - POMONA SERIES - SOLSTICE STYLE (2026) IN PRIMARY SUITE AND PRIMARY CLOSETS (8 1/2 LB VEGAS PLUS PADDING), SECONDARY BEDROOMS AND CLOSETS (2020) PUP: 25 YEAR, SOIL: 25 YEAR, STAIN: LIFETIME, TEXTURE RETENTION: 25 YEAR, WEAR: 30 YEAR
- *SIMONTON LOW E DOUBLE PANE WHITE VINYL WINDOWS
- *PARTIAL FENCE REPLACEMENT ON NORTH SIDE OF PROPERTY BY MARK SAENZ 2024
- *TANKLESS WATER HEATER 2022
- *2017 GAF TIMBERLINE LIFETIME HD ROOF COMPOSITION CHARCOAL SHINGLE BY COUNTRYSIDE ROOFING (50 YEAR)
- *SPRINKLER SYSTEM IN FRONT YARD
- *TERMINIX PREVENTATIVE TERMITE TREATMENT
- *POND CLEANING (2026)
- *PROPERTY CLEANING AND LANDSCAPE MOWING AND SERVICE (2026)
- *POWER WASHING DRIVEWAY, STEPS AND 6 PADDOCK BARN AND PAD
- *RAISED UP HOME BUILT ON PIER AND BEAM FOUNDATION BY DESIGN TECH HOMES

ENTRY

EXTERIOR LIGHTING - BLACK COACH LIGHTS, CORNER LIGHTS ON HOME AND GARAGES

RAISE COVERED PORCH WITH CUSTOM PAINT AND RECESSED LIGHTING
PORCH CEILING: BLUE PEARL
DOUBLE MAHOGANY HARDWOOD DOORS WITH BRUSHED NICKEL TRIM AND ETCHED GLASS
TITAN BRUSHED NICKEL HARDWARE
STUNNING ENTRY
MANNINGTON CHESAPEAKE HICKORY PLANK FLOORING
MEDIUM ORANGE PEEL WALLS, CUSTOM WALL PAINT MONARCH BOTANY BEIGE, TRIM MONARCH SIENNA SAND, CEILING MONARCH MOPAKA, 5" BEVELED BASEBOARD
COAT CLOSET

MEDIA ROOM

LARGE FLEX SPACE!
EMPIRE GRAND RESERVE CARPET - POMONA SERIES - SOLSTICE STYLE 8 1/2 LB VEGAS PLUS PADDING)
MEDIUM ORANGE PEEL WALLS, CUSTOM WALL PAINT MONARCH BOTANY BEIGE, TRIM MONARCH SIENNA SAND, CEILING MONARCH MOPAKA, 5" BEVELED BASEBOARD
DOUBLE FRENCH DOORS WITH BRUSHED NICKEL LEVERS
CEILING FAN & LIGHT/RECESSED LIGHTING
SIMONTON LOW E DOUBLE PANE WHITE VINYL WINDOWS
2 INCH FAUX WOOD IVORY BLINDS

STUDY/OFFICE/FLEX SPACE

MANNINGTON CHESAPEAKE HICKORY PLANK FLOORING
MEDIUM ORANGE PEEL WALLS, CUSTOM WALL PAINT MONARCH BOTANY BEIGE, TRIM MONARCH SIENNA SAND, CEILING MONARCH MOPAKA, 5" BEVELED BASEBOARD
CEILING FAN WITH LIGHT/RECESSED LIGHTING
WALL OF BOOK SHELVES WITH SECRET PASSAGE
SIMONTON LOW E DOUBLE PANE WHITE VINYL WINDOWS
2 INCH FAUX WOOD IVORY BLINDS

POWDER ROOM

MANNINGTON CHESAPEAKE HICKORY PLANK FLOORING
MEDIUM ORANGE PEEL WALLS, CUSTOM WALL PAINT MONARCH BOTANY BEIGE, TRIM MONARCH SIENNA SAND, CEILING MONARCH MOPAKA, 5" BEVELED BASEBOARD
CUSTOM PAINTED ENCORE CHERRY ALDER WOOD CABINETS
UPDATED QUARTZ COUNTER TOPS
1.6 GALLON COMMODE

FAMILY ROOM

GORGEOUS VAULTED CEILING
FAUX WOOD SUPPORT BEAM
OPEN TO LARGE DINING ROOM AND CHEF'S KITCHEN!
MANNINGTON CHESAPEAKE HICKORY PLANK FLOORING

Welcome to 6547 Pool Hill Road * Fulshear, Texas 77441! 8.0 Acres

Beautiful 4 Bedroom - 3.5 Bath - 3 Car Garage Home in highly desired J. San Pierre Subdivision!

With over \$258,000+ in Improvements and Updates! Highly "A" rated schools in LCISD!

Christine Kalmbach, Realtor - Keller Williams Platinum - 832.755.2954 - realtorck4u@gmail.com

****This is not part of the contract and not deemed complete, and is for informational purposes only.****

FAMILY ROOM CONTINUED

MEDIUM ORANGE PEEL WALLS, CUSTOM WALL PAINT MONARCH
BOTANY BEIGE, TRIM MONARCH SIENNA SAND, CEILING MONARCH
MOPAKA, 5" BEVELED BASEBOARD
CUSTOM ENCORE CHERRY ALDER WOOD BOOK SHELVES AND
CABINETRY FRAMING THE FIREPLACE
CERAMIC GAS LOGS FIREPLACE WITH PUSH-BUTTON REMOTE IGNITION
ARCH/NICHE ABOVE GAS LOG FIREPLACE WITH MANTLE
LOW E DOUBLE PANE DOUBLE FRENCH DOOR WINDOWS AND DOORS
WITH BRUSHED NICKEL LEVERS FACING THE BACK OF THE PROPERTY
EYEBROW ARCHED DOORWAYS
RECESSED LIGHTING
HUNTER CEILING FAN & LIGHT WITH REMOTE

DINING ROOM

MANNINGTON CHESAPEAKE HICKORY PLANK FLOORING
MEDIUM ORANGE PEEL WALLS, CUSTOM WALL PAINT MONARCH
BOTANY BEIGE, TRIM MONARCH SIENNA SAND, CEILING MONARCH
MOPAKA, 5" BEVELED BASEBOARD
CUSTOM BUFFET WITH WET BAR WITH SS BOWL SINK AND FAUCET
UBA TUBA GRANITE COUNTER TOPS AND CHERRY ALDER WOOD
CABINETRY AND GLASS DISPLAYS
EYEBROW ARCHED DOORWAYS
VAULTED CEILING AND RECESSED LIGHTING

CHEF'S KITCHEN

MANNINGTON CHESAPEAKE HICKORY PLANK FLOORING
MEDIUM ORANGE PEEL WALLS, CUSTOM WALL PAINT MONARCH
BOTANY BEIGE, TRIM MONARCH SIENNA SAND, CEILING MONARCH
MOPAKA, 5" BEVELED BASEBOARD
42" CUSTOM ENCORE CHERRY ALDER WOOD CABINETS/CUSTOM
SLATTED TRAY STORAGE AND DRAWERS
MOEN SS DOUBLE BOWL SINK WITH MOEN BRUSHED NICKEL FAUCET/
SPRAYER
GE MONOGRAM SUITE OF APPLIANCES - SS REFRIGERATOR,
DISHWASHER (2019), DOUBLE WALL OVENS, MICROWAVE OVEN
(2024)
AUSTIN COBBLEFIELD CULTURED STONE COOKTOP ALCOVE WITH GE
MONOGRAM PROPANE GAS COOK TOP AND "VENT-A-HOOD" VENT
HOOD AND UBA TUBA GRANITE COUNTER TOPS
CUSTOM RAISED BREAKFAST BAR WITH UBA TUBA GRANITE COUNTER
TOPS AND CHERRY ALDER WOOD CABINETRY WITH EUROPEAN HIDDEN
HINGES (BAR STOOLS CONVEY MAY CONVEY WITH PURCHASE)
UBA TUBA GRANITE ISLAND WITH CUSTOM CHERRY ALDER WOOD
CABINETRY
WALK-IN PANTRY
RECESSED LIGHTING
WATER SOFTENER
SIMONTON LOW E DOUBLE PANE WHITE VINYL WINDOW
2 INCH FAUX WOOD IVORY BLINDS

PRIMARY BEDROOM

PRIVATE RETREAT!
COVE CEILING

NEW EMPIRE GRAND RESERVE CARPET - POMONA SERIES - SOLSTICE
STYLE (2026) IN PRIMARY SUITE AND PRIMARY CLOSETS
MEDIUM ORANGE PEEL WALLS, CUSTOM WALL PAINT MONARCH
BOTANY BEIGE, TRIM MONARCH SIENNA SAND, CEILING MONARCH
MOPAKA, 5" BEVELED BASEBOARD
CEILING FAN + LIGHT + DIMMER SWITCHES
SIMONTON LOW E DOUBLE PANE WHITE VINYL WINDOW
LOW E DOUBLE PANE DOUBLE FRENCH DOORS WITH BRUSHED NICKEL
LEVERS AND BALCONY OFF OF OWNER SUITE WITH EXTERIOR COACH
LIGHTS
CUSTOM WINDOW SHADES

PRIMARY BATH

ENSUITE BATH WITH A FANTASTIC SPA-LIKE SPACE!
CUSTOM PORCELAIN CREAM TILE FLOORING
JACUZZI OVERSIZED JETTED TUB WITH TILE SURROUND WITH MOEN
BRUSHED NICKEL HARDWARE
WALK-IN TILE SHOWER WITH MOEN BRUSHED SHOWER HEAD/SPRAYER
AND SEATED BENCH + TEMPERED GLASS DOOR
DUAL QUARTZ HIS AND HERS VANITIES WITH UNDERMOUNT SINKS WITH
MOEN BRUSHED NICKEL FAUCETS
RAISED CEILING AND SIMONTON LOW E DOUBLE PANE WHITE VINYL
PICTURE WINDOW WITH CUSTOM SHADE FOR PRIVACY
RECESSED LIGHTING
CEILING FAN WITH LIGHT
PRIVATE WATERCLOSET WITH SHELVING, SIMONTON LOW E DOUBLE
PANE WHITE VINYL WINDOW AND CUSTOM SHADE

PRIMARY CLOSETS

NEW EMPIRE GRAND RESERVE CARPET - POMONA SERIES - SOLSTICE
STYLE (2026)
HUGE WALK-IN CLOSET WITH BUILT-IN SHELVING AND MULTIPLE
LEVELS OF CLOSET POLES WITH AUTO LIGHTING
SECONDARY WALK-IN CLOSET WITH SECRET ACCESS TO HOME OFFICE/
STUDY WITH AUTO LIGHTING
BUILT-IN SHELVING & STORAGE

BEDROOM 2

ADJACENT TO FULL SECOND BATH (JACK & JILL)
EMPIRE GRAND RESERVE CARPET - POMONA SERIES - SOLSTICE STYLE
(2020)
MEDIUM ORANGE PEEL WALLS, CUSTOM WALL PAINT MONARCH
BOTANY BEIGE, TRIM MONARCH SIENNA SAND, CEILING MONARCH
MOPAKA, 5" BEVELED BASEBOARD
SIMONTON LOW E DOUBLE PANE WHITE VINYL WINDOW
2 INCH FAUX WOOD IVORY BLINDS
CEILING FAN & LIGHT
BUILT-IN BOOK SHELF
LARGE WALK-IN CLOSET
OVERLOOKS FRONT YARD

Welcome to 6547 Pool Hill Road * Fulshear, Texas 77441! 8.0 Acres

Beautiful 4 Bedroom - 3.5 Bath - 3 Car Garage Home in highly desired J. San Pierre Subdivision!

With over \$258,000+ in Improvements and Updates! Highly "A" rated schools in LCISD!

Christine Kalmbach, Realtor - Keller Williams Platinum - 832.755.2954 - realtorck4u@gmail.com

****This is not part of the contract and not deemed complete, and is for informational purposes only.****

SECOND BATH

ADJACENT TO BEDROOM 2 AND BEDROOM 3
PRIVATE QUARTZ COUNTER TOPS/WHITE UNDERCOUNTER SINK/ENCORE
CHERRY ALDER CABINETRY PAINTED WITH MOEN HARDWARE FOR EACH
BEDROOM
CUSTOM PORCELAIN CREAM TILE FLOORING
BRUSHED NICKEL LIGHTING
RECESSED LIGHTING W/TUB/SHOWER COMBO+1.6 GALLON COMMODE

BEDROOM 3

EMPIRE GRAND RESERVE CARPET - POMONA SERIES - SOLSTICE STYLE
(2020)
MEDIUM ORANGE PEEL WALLS, CUSTOM WALL PAINT MONARCH
BOTANY BEIGE, TRIM MONARCH SIENNA SAND, CEILING MONARCH
MOPAKA, 5" BEVELED BASEBOARD
SIMONTON LOW E DOUBLE PANE WHITE VINYL WINDOW
2 INCH FAUX WOOD IVORY BLINDS
CEILING FAN & LIGHT
LARGE WALK-IN CLOSET
OVERLOOKS SIDE YARD

BATHROOM 3

CUSTOM JACK & JILL BATHROOM ADJACENT TO BEDROOM #4 AND MUD
ROOM
PRIVATE QUARTZ COUNTER TOPS/WHITE UNDERCOUNTER SINK/ENCORE
CHERRY ALDER CABINETRY PAINTED WITH MOEN HARDWARE
(HANDICAP ACCESS TO VANITY BY BEDROOM 4)
CUSTOM PORCELAIN CREAM TILE FLOORING
BRUSHED NICKEL LIGHTING
PRIVACY POCKET DOORS WITH CUSTOM WALK-IN SHOWER (HANDICAP
ACCESS) AND MOEN HARDWARE
RECESSED LIGHTING
1.6 GALLON COMMODE

BEDROOM 4

ADJACENT TO THIRD FULL BATH (JACK & JILL)
EMPIRE GRAND RESERVE CARPET - POMONA SERIES - SOLSTICE STYLE
(2020)
MEDIUM ORANGE PEEL WALLS, CUSTOM WALL PAINT MONARCH
BOTANY BEIGE, TRIM MONARCH SIENNA SAND, CEILING MONARCH
MOPAKA, 5" BEVELED BASEBOARD
SIMONTON LOW E DOUBLE PANE WHITE VINYL WINDOW
2 INCH FAUX WOOD IVORY BLINDS
CEILING FAN & LIGHT
BUILT-IN DESK, CABINETRY AND BOOK SHELF
LARGE DOUBLE DOOR WALK-IN CLOSET
OVERLOOKS BACK YARD

MUD ROOM

SIDE ENTRANCE OFF OF HOME
CUSTOM PORCELAIN CREAM TILE FLOORING
BUILT-IN BENCH WITH STORAGE
CUSTOM ENCORE CHERRY ALDER WOOD CABINETRY PAINTED

BUILT-IN SHOE STORAGE - 6 CUBBIES

SPACE FOR REFRIGERATOR (MAY CONVEY WITH FULL PURCHASE PRICE)

UTILITY ROOM

ADJACENT TO MUD ROOM
CUSTOM PORCELAIN CREAM TILE FLOORING
MEDIUM ORANGE PEEL WALLS, CUSTOM WALL PAINT MONARCH
BOTANY BEIGE, TRIM MONARCH SIENNA SAND, CEILING MONARCH
MOPAKA, 5" BEVELED BASEBOARD

CUSTOM ENCORE CHERRY ALDER WOOD CABINETRY PAINTED
STORAGE CLOSET

CLOSET POLE FOR HANGING CLOTHES
SIMONTON LOW E DOUBLE PANE WHITE VINYL WINDOW
2 INCH FAUX WOOD IVORY BLINDS
ELECTRIC/PROPANE CONNECTIONS W/D

BACKYARD

AMAZING COVERED DECK, APPROXIMATELY 30x6 WITH CEILING FANS
AND LIGHTING
AMAZING OPEN AIR DECK WITH BUILT-IN SEATING (APPROXIMATELY
42x31)
OUTDOOR FIRE PIT AND PICNIC AREA
OUTDOOR CHILDREN'S PLAYSET
DOUGH BOY CUSTOM ABOVE GROUND POOL WITH CONFER ENCLOSURE
LOCKING SAFETY GATE
2 HVAC LENNOX DUAL ZONE SYSTEMS UPDATED 2018 -
XC16-024-230 AND XC16-060-230, SURGE ARRESTOR KITS, MEDIA
FILTERS, STORM SAVER KIT, AIR SCRUBBER PLUS OZONE FREE
BRIGGS & STRATTON WHOLE HOUSE GENERATOR 2021
AEROBIC SEPTIC SYSTEM WITH SERVICING BY RICKY BONDS SEPTIC
1 500 GALLON TANK PROPANE SYSTEM INSTALLED 2022
6 PADDOCKS OPEN AIR SHED ROW BARN WITH TACK ROOM
CORRALS AND PASTURES + SOME FENCING, OUTBUILDINGS
TWO PONDS -CUSTOM "W" POND WITH KAYAK AND SECONDARY POND
ON SOUTH SIDE OF PROPERTY
PLUMBING AND ELECTRICAL IN SOME AREAS
KUBOTA TRACTOR MAY CONVEY WITH FULL PRICE OFFER
COME OWN YOUR SLICE OF HEAVEN IN TEXAS!