

# 7723 Thorncreek Way

## LOCATION OVERVIEW

Cinco Ranch is one of the Houston area's most sought-after master-planned communities, known for tree-lined streets, top-rated Katy ISD schools, and resort-style amenities. Its location along the Grand Parkway puts residents minutes from excellent dining and shopping while still offering the peaceful, park-like setting that defines everyday life here.

## SCHOOL INFORMATION

SUNDOWN ELEMENTARY SCHOOL

SEVEN LAKES JUNIOR HIGH SCHOOL

SEVEN LAKES HIGH SCHOOL

## AVERAGE BILLS

*ELECTRIC*  
\$100

*GAS*  
\$30

*WATER*  
\$30

*AGE OF HVAC*  
3 YEARS

*AGE OF WATER HEATER*  
3 YEARS

*AGE OF ROOF*  
4 YEARS

## NOTABLE FEATURES + UPGRADES

OPEN AND FUNCTIONAL FLOOR  
PLAN WITH BALANCED ROOMS

DOUBLE-SINK BATHROOMS

DOUBLE CAR GARAGE

INTERIOR FRESHLY REPAINTED  
WITHIN THE LAST 6 MONTHS

EXTERIOR PAINTED 3 YEARS AGO

LOCATED IN A QUIET, SAFE,  
TREE-LINED NEIGHBORHOOD

EASY ACCESS TO RESTAURANTS,  
GROCERY STORES, AND MAJOR  
THOROUGHFARES

ZONED TO HIGHLY REGARDED  
SCHOOLS