

# Feature Sheet

## 27815 HUNT TRACE LN

Lakefront | 4,890 sqft | 5 Bed | 4 Full - 1 Half Bath

- Resort-Style Heated & Chilled Pool w/ Sundeck, Privacy Hedge, Wireless Cleaner & Cool Decking
- Lush Landscaping Throughout Property & Natural Privacy Greenspace Surrounding
- Surround Sound Wired Throughout Home & Exterior Patio, Balcony, and Garage
- Soaring Ceilings w/ Upgraded Lighting Fixtures & Abundance of Natural Light
- Private Office w/High Ceilings & Custom Built-ins and Cabinetry
- Formal Dining with Tray Ceiling & Ambient Recessed Lighting
- Perimeter Digital Mosquito Misting System
- Game Room w/ Wood Floors, Iron Framed Glass Doors, Wine Grotto, Custom Millwork
- Extended Second Story Balcony Off Game Room w/ Pool & Lake Views
- Theatre Style Media Room w/Custom Lighting and Flooring
- Additional Storage in the Spacious 4-Car Garage
- Upgraded Both HVAC Units (2023)
- Builder Warrantied Stucco Renovation (2023)
- Pool Saltwater Conversion (2024)
- Paint and Custom Trim Work Throughout (2026)
- Upgraded Lighting Throughout (2026)

### The Community:

Stunning home located in the highly desirable Cross Creek Ranch community is just minutes from Grand Parkway, Westpark Toll, Texas Heritage and endless shopping, entertainment and dining experiences. Cross Creek Ranch sits on over 3,200 acres with 30 miles of walking and biking trails. Walking distance to stocked lakes, immersive parks, greenspaces, and the highly acclaimed Katy ISD schools. The community is loaded with amenities and activities like resort-style pools, pickleball, tennis, basketball, beach volleyball, golf putting greens, 18-hole disc golf course, and state of the art fitness centers.



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