



KIMBERLY HARDING GROUP

5307 Blue Cypress Ln, League City

Magnolia Creek Subdivision

Magnolia Creek Golf Club community, featuring three distinct nine-hole loops named England, Scotland, and Ireland, to replicate the links-style golf of the British Isles. Magnolia Creek amenities also include a 22-acre practice facility, dining options, tennis courts, a fitness center, 2 community swimming pools, lakes, parks and walking trails.

5307 Blue Cypress Lane

Welcome to this impeccably maintained **David Weekley** home, proudly offered by its original owners and located in the highly sought-after **Estates Section** of Magnolia Creek with a **low tax rate of 1.65**. The popular **Conrad** floor plan offers an exceptional blend of elegance and functionality with 4 spacious bedrooms, 3 full bathrooms, a private **home office**, **formal dining** room, **expansive breakfast** area, **game room retreat** and an open-concept design that's ideal for both everyday living and entertaining. A spacious **3-car garage** provides ample room for vehicles, storage, or a workshop.

From the moment you step inside, you'll appreciate the **soaring ceilings** enhanced by **double crown molding**, creating a light, open atmosphere throughout the home. Rich solid hardwood flooring adds timeless warmth and sophistication, while **plantation shutters** provide classic style and privacy. The inviting family room flows seamlessly into the well-appointed kitchen and breakfast area, making it the perfect gathering space.

The spacious primary suite serves as a private retreat featuring a comfortable **sitting area**, offering the perfect place to relax at the end of the day. Additionally, the **game room retreat** is filled with natural light thanks to a **beautiful skylight**, creating a bright and welcoming space for recreation or a second living area.

Located in one of Magnolia Creek's most desirable neighborhoods, this exceptional home combines quality craftsmanship, thoughtful design, and meticulous care in a premier golf course community close to shopping, dining, parks, and top-rated **Clear Creek ISD** schools, notably **Gilmore Elementary**.

David Weekley Home

Conrad I floor plan, 3,174-sf
4-bedrooms, 3-full bathrooms, 3-car garage
Game room retreat, home-office, breakfast & dining
80' wide, 9,600-sf lot size
Located in the "Estates" of Magnolia Creek
Low tax rate of 1.65
"Jamestown Pecan" hardwood floors in home
office, formal dining and game room retreat
"Normandy II" 18-inch ceramic tiles, set at diagonal
design pattern
"Timberlake Spice Maple" cabinetry throughout
"Dorian" levers for interior doors
2 Exterior Coach lights over garage
Tech Shield for energy efficiency
Ridge vents
Bricked on all 4 sides
Surround sound speakers in family room
Freestanding utility sink in garage
Primary bathroom featuring Jacuzzi tub and
separate shower with ceramic tile surrounding
Glass block window in primary bathroom
Monticello Platinum accessories
Recessed canned lights
Built-in storage in laundry room
Double crown molding throughout
Exterior electrical holiday light package
Exterior stone accent
Wired for security system

Improvements and Updates

New roof installed in 2020 with WPI-8 certificate
Remodeled kitchen ~\$30k renovation
Quartz island and countertops
Subway ceramic tile backsplash
Under-cabinet lighting
Upscale faucet and undermount sink
Glass inserts for cabinetry
Extended cabinetry to ceiling
Framed cabinetry surrounding refrigerator
New carpet 2024
Fresh interior paint throughout
Plantation shutters in home-office, dining room and
front bedroom
Custom faux-stone art niche, fireplace and family
room accent wall
Solar screens for energy efficiency on back and
side windows
450-sf of decked attic space for storage
Updated ceiling fan in family room
Updated ceiling fans in bedrooms
Exterior black gutters surrounding
Encased frame surrounding front door
Custom molding surrounding back windows
Extended slate tile back patio
Dog run area with additional gate