

4715 TRICKLE CREEK COURT

Fulshear, Texas

OFFERED AT \$549,950

4 BEDROOMS

3.5 BATHS

3-CAR GARAGE

OFFICE + GAME ROOM

PREMIUM PROPERTY FEATURES

- **Quiet cul-de-sac setting**
- Wooded Bessie's Creek backdrop with **no back neighbors**
- 4 bedrooms, 3.5 baths with a flexible 1.5-story design
- Dedicated home office with glass French doors
- Upstairs game room
- Oversized 3-car attached garage
- Large covered outdoor living area

INTERIOR UPGRADES & DETAILS

- Extended primary bedroom
- Engineered hardwood flooring through much of the main living area
- High ceilings, crown molding and extensive architectural trim
- 8-foot interior doors
- Custom built-in cabinetry and bookcases
- Designer lighting and custom window treatments
- Stone fireplace with gas logs
- Dedicated wine room

KITCHEN & ENTERTAINING

- Extended patio for expanded outdoor living and entertaining
- Large center island with granite countertops
- White cabinetry with subway-tile backsplash
- Stainless-steel appliances and gas cooking
- Under-cabinet lighting
- Walk-in pantry
- Reverse-osmosis drinking water system
- Outdoor kitchen with built-in gas grill

LANDSCAPING, COMFORT & CONVENIENCE

- **Premium Zoysia grass** - prized for its dense appearance and strong **shade and drought tolerance**
- Professional landscaping
- Rachio-controlled sprinkler system for smart irrigation management
- Water softener
- First-floor primary suite
- Brick and stone exterior detailing
- Fenced backyard with spacious lawn and wooded backdrop

A thoughtfully upgraded home offering privacy, space and a setting that is difficult to duplicate.

5 STAR TRACY PROPERTY GROUP

Rooted in the Community. Focused on You.