

9961 DAISY FIELD LANE

2,388 SqFt | 5,401 SqFt Lot | 3 Bedrooms + 2.5 Bathrooms | Attached 2-Car Garage

Front Entry

9' ceilings
Glass leaded entry door with Texas star
Neutral tile flooring
Flush-mounted brushed nickel light fixture

Formal Dining Room

Enhanced with crown molding
Brushed nickel chandelier
Upgraded wood vinyl flooring

Kitchen/ Breakfast Room

Stainless Steel Appliance Suite (Refrigerator included)
Upgraded solid wood cabinetry with brushed nickel pulls
Neutral tile floors
Large island with breakfast bar seating for 2 barstools
Upgraded black Granite countertops
Upgraded under-cabinet lighting
Recessed lighting
Breakfast room perfect for a circle table or rectangle dining for 4-6
Brushed nickel light fixture

Living Room

Upgraded 15' vaulted ceiling
Wired for sound
Updated stacked stone fireplace surround
Wood-vinyl flooring
Recessed lights + lighted ceiling fan

Primary Bedroom & Ensuite Bathroom

Builder-upgraded ceiling height and large bay windows
Muted blue accent wall
Lighted ceiling fan
Ensuite bathroom with soaking tub
Separate shower with shower bench
Upgraded tile surround
Large walk-in closet
Two-person vanity

Guest Bedroom #1

Fresh paint September 2026
Lighted ceiling fan
Large (horizontal) walk-in closet

Guest Bedroom #2

Fresh paint September 2026
Lighted ceiling fan
Large walk-in closet with decked walk-in attic storage space for holiday decor, etc.

Guest Bathroom (Upstairs)

Single vanity with solid countertops
Tub/Shower combo with neutral tile surround
Brushed nickel fixtures

Game Room + Built-in Desk Station

Lighted ceiling fan
TV mount
Desk station with solid white countertop and built-in lower drawer storage

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Utility Room

Located on the first level
Accommodates a full-size washer and dryer (top- or front-load machines), gas/electric

Garage

Attached 2-car garage
Built-in upper storage for bins, holiday decor, etc
Bonus 3'x6' storage nook

Backyard

No back neighbors
Back gate provides easy access to greenbelt and playground
Covered patio with built-in speakers
Above-ground pool (chlorine)
Back fence replaced 2023
Fence (right side facing home) replaced 2024

Additional Home Information

Roof replaced 2023
Full gutters front and back
AC coil replaced summer 2026
1 AC Unit with dual-zone function
Tankless water heater 2013
Whole-home water softener 2013

School Zoning

Bryant Elementary School
Woodcreek Junior High School
Katy High School

Water/ Trash

Willow Creek Farms Mud
www.wcfmud.com
Monday/ Thursdays (Best Trash)

HOA Management Company

Spectrum Association
www.spectrumam.com
\$758 Annual Dues
Community amenities: swimming pool, fishing pier & walking trails

Excluded from Sale

Blink security cameras
TV Mounts
Washer and dryer

**OPT. TECH CENTER
AT GAMEROOM**



BEDROOM 3
11'-4" x 13'-7"

BATH 2

BEDROOM 2
14'-2" x 11'-6"

**GAMEROOM/
OPT. BEDROOM 4**
15'-6" x 20'

W.C.
Linen
Dn
Opt. Walkout
Linen
W.C.

BEDROOM 5
11' x 10'-8"

A diagram showing a rectangular area labeled "COVERED PATIO". The area is enclosed by a thick black line on the left and bottom, and a thinner line on the right. A small semi-circular shape is attached to the bottom left corner.

A diagram showing a rectangular area labeled "COVERED PATIO". The area is defined by a thick black line on the bottom and sides, and a thinner line on the top. A small semi-circular shape is attached to the bottom left corner.

STUDY
10'-3" x 11'

FAMILY
16'-5" x 18'
Vaulted Ceiling

MASTER BEDROOM
16'-4" x 13'-10"
Slope to 10' Ceiling

BRKFST
14'-5" x 7'-3"

KITCHEN
Opt. Island

DINING
10'-3" x 11'

FOYER

PORCH

UTIL.

PWDR.

BATH

W.I.C.

GARAGE

Up

Floor plan of the second floor. It shows a bathroom labeled 'M. BATH' with a toilet and a sink. There is also a small room labeled 'CLO.' (closet) and a larger room labeled 'BATH'.

RYLAND HOMES®
ryland.com

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ENERGY STAR CERTIFIED NEW HOME

Builder Name: Ryland Homes
Permit Date/Number: 4101-5407
Home Address: 9961 Daisy Field Lane
 Brookshire, TX 77423

Rating Company: EIC, Inc. / ComfortHo
Rating Identification Number: 789350
Rating Date: January 3, 2014
Version: Version 3

Standard Features of an ENERGY STAR Certified New Home

Your ENERGY STAR certified new home has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA) including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high performance windows to deliver improved comfort and lower utility bills.



Air Infiltration Test: 5.1 ACH50

Primary Insulation Levels:

Ceiling: R30 **Floor:** R-0
Wall: R13-R19 **Slab:** R-0

Primary Window Efficiency:

U-Value: 0.35 **SHGC:** 0.22

Water Management System

A comprehensive package of water management system features to protect roofs, walls, and foundations.



Flashing, drainage planes, and site grading to move water from the roof to the ground and then away from the home.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.



Total Duct Leakage:
 80 CFM25 per 100 sq. ft.

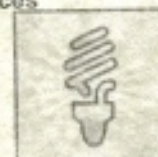
Duct Leakage to the Outdoors
 80 CFM25 per 100 sq. ft.

Primary Heating (System Type * Fuel * Efficiency):
 Furnace * Natural Gas * 80 AFUE

Primary Cooling (System Type * Fuel * Efficiency):
 Central A/C * Natural Gas * 15.2 SEER

Energy-Efficient Lighting and Appliances

Energy-efficient products to help reduce utility bills, while providing high-quality performance.

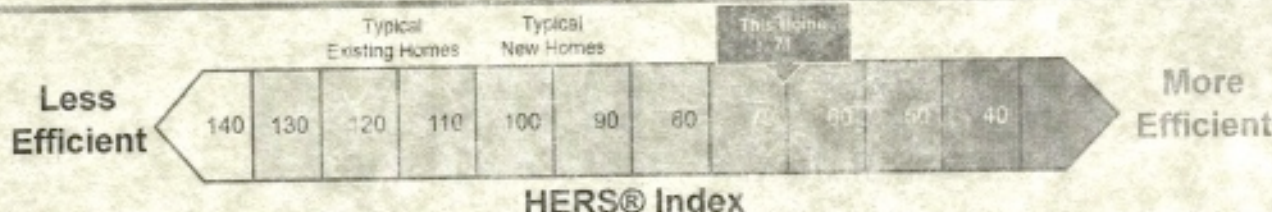


ENERGY STAR Qualified Lighting: ###

ENERGY STAR Qualified Appliances and Fans:

Refrigerators: 0
Ceiling Fans: 0
Dishwashers: 1
Exhaust Fans: 1

Primary Water Heater (System Type * Fuel * Efficiency):
 Storage * Natural Gas * 0.32 EF



This certificate provides a summary of the major energy efficiency and other construction features that contribute to this home earning the ENERGY STAR, including its Home Energy Rating System (HERS) Index, as determined through independent inspection and verification performed by a trained professional. The Home Energy Rating System is a nationally-recognized uniform measurement of the energy efficiency of homes.

Note that when a home contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes may be certified to earn the ENERGY STAR using the sampling protocol, whereby only one home is randomly selected from a set of homes for representative inspections and testing. In such cases, the features found in each home within the set are intended to meet or exceed the values presented in this certificate. The actual values for your home may differ, but offer equivalent or better performance. This certificate was printed using the ENERGY STAR Label Printing Tool (version 4.8).

Learn more at www.energystar.gov/homefeatures