

12009 Cedar Creek

Updates / Features

Entry Foyer

Beautiful entry with arches and cove ceilings makes a Grand Entry

Art Niches

Wood Floors with Granite Decorative Inserts

Welcomes you into the home with views of Lake

Very large dining & entertaining room

- *Hardwood Floors with Decorative Granite Inserts

- *Brush Nickel Chandelier

Study off of foyer

- *Speaker system

- *Front Facing Windows

Large entry hall closet

Family Room

Foyer opens up to family room with wall of windows

Beautiful view of lake

Family room features gas log fireplace

Surround sound speakers

Open Family room to breakfast area and kitchen.

Kitchen

Large and spacious with plenty of cabinet for storage

Granite Countertops

Island and Arched Opening to Family room

Appliances have all been updated

- *Samsung 5 Burner Gas Cooktop.

- *LG stainless steel French Door Refrigerator

- *Frigidaire stainless steel oven and microwave,

- *LG stainless steel dishwasher,

- *Hiso Hu Vent with Led lights.

Built in chef's desk in kitchen

Primary Bedroom

Lakeview

Spacious Size

Surround sound

Primary Bathroom

Granite countertops
Jetted oversized tub
Linen closet,
Walk-in shower oversized
Bench seat in shower
Huge master closet with built-in shelves
Brush nickel hardware
Medicine cabinets
Vanity seating
Stain glass block window
Frame Glass Shower Enclosure Replaced

Full Guest bath

Shower tub with tile to the ceiling
Granite countertops
Updated Lighting
Brush nickel hardware

Guest bedroom

Lakeview
Ample closet space

Wonderful split floor plan with secondary bedrooms off private hallway

Secondary Bedrooms

2 Bedrooms off Private Hallway
One has large walk in closet
One has large double door closet

Secondary Bathroom

Granite countertops
Brush nickel hardware
2 medicine cabinets
Fully tiled tub shower to the top
Linen closet.

Utility Room

Oversized laundry room
Front load washer and dryer
Large utility closet with built-in shelves, utility sink with cabinets.
Gas connections, as well as electric connections for Dryer
Storage closet with Double Doors

Garage

Utility Room Access
Two car oversize garage
Sprinkler system
Automatic garage door opener
Plumbed with Pex piping and individual cut off valves
Keyless access on garage doors to enter the home

Backyard

Large Back Patio with Covered Pergola - March 2023
Artificial Turf Added 2022 – Maintenance in 2026
Smoker and Grill Remain with Home

Recent Updates & Extra Information

Roof Added 2022 - 30 year GAF Timberline Shingle - Holiday Roofing
* 6 year Workmanship Warranty - 2 years remaining
Patio Extended with Tile Flooring 2023
Pergola Added 2023
Granite in Kitchen and Bathrooms
Solar Panels - Paid Off
*2022 Maintenance Performed After New Roof
* Protective Barrier Installed when Replacing New Roof
* Emphase Texas Solar Company
Solar X Window Film 2022- Living Room and Breakfast Room
Leaf Gutter Protection - 2024
All Appliances Replaced in 2024
Windows Caulked and Painted - 2022
Exterior Painting - 2022
Interior Painting - 2022

Washer, Dryer Refrigerator Stay with Home
Sprinkler System Installed

Whole House Generator - Personal Power System - 866-221-8100

- *Replaced Battery 2022 and Control Panel 2024

- *Service Contract 4/2028

P&M AC - Fall & Spring Maintenance on Units 713-588-6249

- * Air Scrubber and Ultra Violet Light installed in Unit

Taexx injected built-in Pest Control System -

- *Home Test Pest Defense 832-327-0366

- *Quarterly Treatment

Survey Available

Shadow Creek Ranch - Master Planned Community

Annual Maintenance - \$1163/year

Please verify any additional fees for transfer with HOA

www.shadowcreekranchhoa.com