Feature Sheet

5107 WINDGATE LN

4,400 sqft | 5 Bed | 5.5 Bath

- 2 Bedrooms Downstairs w/ Pool View
- Heated Pool w/ Cool Decking, Sundeck and Waterfalls + Spa with Serene Overflow Wall
- Outdoor Kitchen w/ 5-Burner Outdoor Grill, Beverage Fridge, Storage and Bar Top
- Extended Covered Living Area w/Gas Fireplace and Primary Bedroom Access
- Upgraded Outdoor Remote Cooling System
- Plantation Shutters Throughout Home
- Hardwood Throughout Main Areas of Home and Upgraded Carpet in Bedrooms and Gameroom
- Theatre-Style Tiered Media Room Wired for Surround, Step Lighting, and Theatre Carpet for Sound and Noise Buffering
- Landscape Lighting Illuminates the Yard
- Steps away from Playground, Lakes, and Mailbox
- Other Notable Features: Large Family Room/Loft, Basketball Goal, Multiple Attic Access Points for Storage

NOTABLE PROPERTY UPGRADES

- 2 New Water Heaters (2026)
- New Lighting and Fans Throughout (2026)
- Upgraded All Bedroom and Game Room Carpet (2026)
- Upstairs A/C Coil Replaced (2025)
- New Pool Light (2024)
- Built-Ins and Wood Trim (2022)

CROSS CREEK RANCH

Located in the highly desirable Cross Creek Ranch (CCR) community, just minutes from Texas Heritage, Grand Parkway, Westpark Toll, & endless shopping, entertainment & dining experiences. CCR sits on over 3,200 acres with 60+ miles of walking & biking trails. Beautiful short walk to stocked lakes, immersive parks, greenspaces, & the highly acclaimed Katy ISD schools. The community is loaded with amenities & activities like multiple resort-style pools, pickleball, tennis, basketball, beach volleyball, putting greens, 18-hole disc golf course & multiple state of the art fitness centers and clubhouses.

GURUNLIAN GROUP
REALTOR-ASSOCIATES