Feature Sheet

27703 UTOPIA CANYON CT

Single Story | 3,374 sqft | 4 Bed | 3.5 Bath

- Resort Style Heated Pool w/ Cool Decking, Custom Spa, and Sun Shelf
- Luxurious Oasis-Style Boulder Formations Feature Cascading Waterfall and Grotto
- Poolside Built-In 5-Burner Natural Gas Grill and Bar Top with Storage
- Expansive Covered Seating Area w/Gas Fireplace
- Designer Floor to Ceiling Living Room Fireplace
- Grand Foyer with Rotunda Entryway and Elegant Crystal Chandelier
- No Carpet! Hardwood Tile Throughout Home

OTHER NOTABLE UPGRADES / FEATURES

- AC Unit Entirely Replaced (2025)
- Second AC Unit Entirely Replaced (2026)
- New Pool Heater (2026)
- E-Car Garage Charging Station (2026)
- Steps away from Playground, Greenspaces, and Stocked Ponds and Lakes
- Private Cul-de-Sac w/ Curbed and Naturally Landscaped Island & No Back Neighbors

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.

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