

WELCOME HOME

2903 OVERBROOK MEADOW LN | KATY, TX 77494



OFFERED AT

\$475,000

BEDROOMS

4 Bedrooms

BATHROOMS

3 Full & 1 Half

HOME SIZE

2,822 Sq. Ft.

LOT SIZE

9,948 Sq. Ft.

LOCATION

Cul-de-Sac Lot

COMMUNITY

Silver Ranch

✦ SPECIAL SELLER INCENTIVE: UPSTAIRS CARPET CONCESSION

The seller will have the upstairs carpet fully replaced, including the stairs, prior to closing, OR will provide a carpet allowance / credit at closing so the buyers can select their preferred carpet color and style!

PROPERTY HIGHLIGHTS & DESIGN FEATURES

- **Architecture & Exterior:** Beautifully appointed two-story K. Hovnanian home featuring an impressive stone & brick exterior with craftsman style front porch on a quiet oversized cul-de-sac lot.
- **Main Level Living:** Open-concept layout with laminated hardwood & tile flooring, tray ceiling in formal dining room with elegant accent paneled wall finish, gas log fireplace in family room, and a home office with French doors.
- **Chef's Island Kitchen:** Granite countertops, custom built-in bench seat with storage, breakfast bar, stainless steel appliances, gas cooktop, upgraded maple cabinetry with square raised panel door fronts, perfectly accented warm brass hardware, and walk-in pantry.
- **Primary Suite (1st Floor):** Private ground-floor retreat with tray ceilings, double sink vanity, deep soaking tub, separate glass-enclosed shower, and expansive walk-in closet.
- **Second Floor:** 3 generous secondary bedrooms, 2 full bathrooms, a spacious central Game Room perfect for family entertaining.
- **Outdoor Living:** Attached 2-car garage, covered rear patio overlooking a massive fully fenced backyard with an automatic irrigation system, and room for a pool or outdoor entertaining.
- **Custom Upgrades & Built-Ins:** Custom built-in cabinetry & shelving in family room and study, upstairs bedroom office desk, built-in breakfast nook bench, decorative wall paneling in formal dining room, garage overhead storage, and extended covered patio.

COMMUNITY & LOCATION

- **Silver Ranch Amenities:** Resort-style neighborhood pool, splash pad, tennis courts, outdoor playground, and scenic walking trails.
- **Top Katy ISD Schools:** Zoned to highly acclaimed Katy Independent School District campuses.
- **Prime Location:** Easy access to I-10, Grand Parkway (HWY 99), and Westpark Tollway. Minutes from LaCenterra at Cinco Ranch, shopping, dining, and entertainment.

FOR INFORMATION OR TO SUBMIT AN OFFER: Rene Sorola | Keller Williams Realty Metropolitan | Phone: (832) 588-5842 | MLS #78018905