

HOME INFORMATION

PROPERTY ADDRESS: 5026 QUIET FALLS LN

THINGS WE LOVE ABOUT THIS HOME

1. Bright, Expansive Living Room - High ceilings, abundant natural light, and an open-concept layout create a vibrant, energizing space perfect for everyday living and entertaining.
2. Open-Concept Chef's Kitchen - Thoughtfully designed layout ideal for cooking, hosting, and enjoying family meals. Truly the heart of the home.
3. Spacious Private Office/Study - A large, beautifully designed office with high ceilings — perfect for productivity, creativity, or quiet focus.
4. Generous Game Room - A large, versatile space ideal for entertainment and family activities.
5. Serene Tree & Lake Views - Enjoy peaceful views of mature trees and the lake directly from the living room and Patio deck — a daily source of calm and beauty.
6. Spectacular Sunset Moments - The home's orientation offers stunning evening sunsets, bringing the outdoors in with warm, natural light.
7. Oversized Backyard - A large backyard offering endless possibilities for outdoor living, gardening, play areas, or future enhancements.

THINGS WE LOVE ABOUT THIS COMMUNITY

1. Friendly, Respectful Neighbors - The community has a warm, welcoming atmosphere. Neighbors are kind, considerate, and create a true sense of belonging.
2. Prime Location & Everyday Convenience - We're just minutes from restaurants, fast-food options, cafes, grocery stores, and retail shopping.
3. Katy ISD Schools - Highly regarded Katy ISD campuses - Randolph Elementary, Adams Junior High and Jordan High School are within the Community and known for strong academics, modern facilities, and well-rounded student programs. This is a major value-add for families moving into Cross Creek Ranch.
4. Resort-Style Amenities - Cross Creek Ranch offers an impressive lineup of amenities, including multiple swimming pools, parks, playgrounds, a dog park, fitness center, and beautifully maintained walking and biking trails.
5. Community Events & Activities - The neighborhood hosts regular family-friendly events that bring everyone together — from seasonal celebrations to outdoor activities — adding to the vibrant community feel.
6. Nature-Focused Living - With lakes, greenbelts, and scenic trails throughout the community, Cross Creek Ranch blends modern living with natural beauty. It's peaceful, safe, and perfect for anyone who enjoys the outdoors.
7. Thoughtful Master-Planned Design - The community is clean, well-maintained, and designed with families in mind — wide sidewalks, beautiful landscaping, and plenty of open spaces.

ROOF & CLIMATE CONTROL

Age of Roof 10 years old

Air Conditioning Units AC coil is new (2026), AC unit is 10 years old

Water Heaters _____

Heating System _____

OTHER INFORMATION

Mailbox # and Location _____

Trash Pick-up Days _____ Trash Can Provided? ☐ Yes ☐ No

Recycling Available? ☐ Yes ☐ No What Day/Rules? _____