

Feature Sheet

27618 MAVERICK RUN LN

4,554 sqft | 4 Bed | 3.5 Bath

- Backyard Oasis: Heated Pool & Spa, Stamped Concrete w/Cool Decking, 5-Burner Bull Outdoor Grill and Bar Top, Lush & Mature Tropical Landscaping
- Upgraded Wireless Irrigation System
- Added Remote Yard and Exterior Home Lighting
- Added 4 Patio Ceiling Fans w/Lighting
- Plantation Shutters Throughout Home
- Added Basketball Court and Adjustable Goal
- Custom Enhanced and Secure WIFI Mesh Network (w/Segregated Firewall)
- Surround Sound Wired for Whole Home, Patio, and Backyard w/Wireless Control
- Hardwood Throughout Main Areas of Home and Entire Upstairs
- Private Neighborhood Loop w/Large Greenspace
- Replaced Upstairs HVAC (8/21)
- New Water Softener (12/21)
- Epoxied Garage w/Upgraded Garage Door Motors w/Enhanced Security and Additional Clearance (2021)
- Upgraded Both Wireless Digital Thermostat (7/24)
- Added Pool Heater and Gas Regulator (7/24)
- Upgraded Pool Pump System to (2/26)
- Upgraded Lighting and Hardware Throughout Home (2026)
- New Carpet (2026)
- Private Office, Game Room, Media Room, Flex Room
- Included Items: Custom Window Treatments, Washer & Dryer, Fridge, Projector & Screen, Garage Storage

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 clubhouse.



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