

COMPASS

LAKECREST

24415 Schivener House Lane

4 BD 2.5 BA 2418 SF



Features

24415 Schivener House Lane
Katy, Texas 77493

Interior

- High ceilings and abundant natural light
- Formal dining room with high ceilings
- Tile flooring in entry, dining room, kitchen, breakfast area, utility room, and bathrooms
- Spacious living room with stone-surround gas-log fireplace
- Open kitchen with breakfast area
- Granite kitchen countertops, tile backsplash
- Gas cooking
- Built-in kitchen desk
- Primary bedroom on the first floor
- Primary suite with tray ceiling
- Primary bathroom with dual sinks, jetted garden tub, separate shower, and large walk-in closet
- Three secondary bedrooms upstairs
- Upstairs game room
- Architectural arches and decorative details

Outdoor Features

- Private backyard swimming pool and spa
- Covered patio with outdoor entertaining space
- Fenced backyard
- No direct rear neighbors
- Greenbelt behind the property
- Backyard gate providing access to the greenbelt area
- Mature trees and established landscaping
- Front yard landscaping
- Sprinkler system

Recent Updates & Improvements

- Roof replaced approximately 3 years ago, with warranty
- Paid-off solar panels — no remaining solar loan balance
- Furnace replaced approximately 3 years ago
- Swimming pool installed
- Whole-home surge protector installed at the electrical panel
- Sprinkler system installed
- Built-in wall safe

*We've asked the sellers a few questions to
get to know their community...*

How would you describe the area, and what it's like living here?

Our street has such a wonderful sense of community. Neighbors are close-knit, look out for one another, and are always welcoming to newcomers. It's the kind of place where neighbors really get to

What has been your favorite thing about living in this community?

Definitely the relationships we've built with our neighbors. There's a genuine sense of connection and people looking out for each other that has made living here really special.

What are your favorite places to eat, shop, visit in the neighborhood?

We love how convenient everything is! Katy Mills Mall, Katy's football stadium, Kroger, and H-E-B are all nearby, and there are plenty of coffee shops just around the corner. It's nice having so many shopping, dining, and entertainment options close to home.

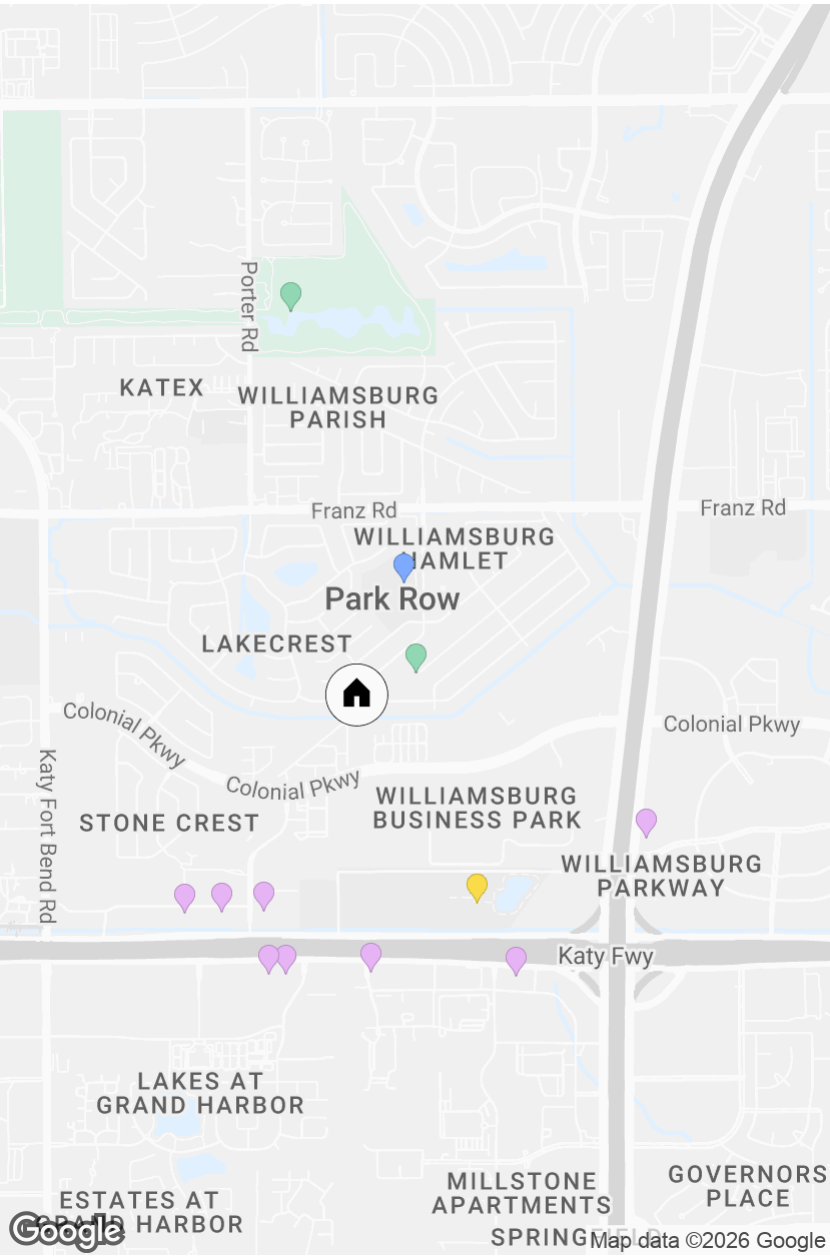
What else can you share with future buyers?

One of the things we've really enjoyed is having an elementary school right in the neighborhood and a park just around the corner. Both are within walking distance, which makes it easy to get outside and enjoy the neighborhood.

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- SCHOOLS**

Robert King Elementary School, 0.31mi
- RESTAURANTS**

Chipotle Mexican Grill, 0.61mi

Black Bear Diner Katy, 0.66mi

Outback Steakhouse, 0.72mi

la Madeleine, 0.83mi

First Watch, 0.83mi
- PARKS**

Philly Flats, 0.71mi

Subway, 0.74mi

Bonchon Katy, 0.75mi

Callegari Park, 0.16mi

MASON CREEK NORTH HIKE & BIKE TRAIL, 1.00mi
- GYMS**

Athlete Training and Health - Katy, 0.62mi