
5434 JACKSON PARK

OVERVIEW:

- Private backyard oasis with pool & spa
- Square Feet = 3,517 (per Appraisal District)
- Bedrooms = 4
- Bathrooms = 3.5
- Recently updated kitchen & bathrooms
- Garage = Oversized detached garage
- Extra Rooms = Study, formal dining room, & MASSIVE game room
- Neighborhood = Located in the highly sought after Park Place section of Cinco Ranch & is walking distance to multiple trails & the Lake House Pool.
- Schools = Zoned to the top-rated, award-winning Katy ISD schools & is walking distance to Seven Lakes HS & JRHS.



See more photos and dive into the details
—[access the digital brochure here!](#)

RECENT UPDATES (2023 & 2024):

- **Recent kitchen renovation includes:**
 - New Quartz counters
 - Updated oversized subway tile back splash
 - Rebuilt island (wood paneling & refinished cabinets)
 - Updated pendant lighting
 - New sink faucet
 - New kitchen sink with push button garbage disposal
- New oversized rectangle tile (kitchen, family room, half bath, master bath)
- Fresh paint throughout
- New pool heater
- **Bathroom renovations includes:**
 - New Quartz counters in all full bathrooms
 - New faucets in all bathrooms
 - New master showerhead & bathtub faucet
 - New bathroom sinks in all full baths
 - New shower tile & door
 - New framed bathroom mirrors
- New Carpet & pad throughout (stairs & upstairs)
- New lighting (entry, over stairs, kitchen, kitchen eat-in area, & primary closet)
- Re-sealed back stamped concrete

ENERGY EFFICIENCY & NON-COSMETIC UPDATES:

- Both hot water heaters replaced in 2020
- Double pane Low "E" thermal windows
 - New double-hung high performance SmartSun glass windows installed in the formal dining, study, breakfast room, & primary bedroom in 2020 (total cost = \$16,967).
- Radiant Barrier roof decking with ridge ventilation
- R-13 insulated exterior walls
- Whole home surge protector
- Built to meet or exceed Energy Star specifications.
- Two 14 SEER energy saving HVAC systems with starter assist.
- Honeywell programmable thermostats
- In wall Pest Tube system
- Fresh Air Intake System for improved air quality
- R-38 blown ceiling insulation

QUALITY FINISHES, DESIGNER TOUCHES, & FUNCTIONAL FLOORPLAN:

Designer Touches & Functional Floorplan:

- 8' recently refinished mahogany front door
- 5" wood floors flow throughout the entryway, extended entry, formal dining room, study, & primary bedroom.
- Welcoming entry with soaring ceilings, crown molding, & updated on-trend lighting.
- Formal dining room with updated designer lighting, crown molding, & a wall of windows overlooking the covered front porch.
- Large study with French doors & an oversized window overlooking the covered front porch.
- Plantation shutters
- Staircase with bullnose wood starting step, stained handrails, wrought-iron balusters.
- Spacious family room with new tile floors, crown molding, cast stone fireplace, & bay windows overlooking the pool.
- Huge light-filled breakfast room with updated lighting & walls of oversized windows
- 1/2 bathroom with designer lighting & pedestal sink
- Large laundry room lined with upper cabinets & room for a fridge.
- MASSIVE 750 SF game room with brand new carpet, a walk-in closet lined with built-in shelves & is wired for surround sound.
- 4.5" baseboards
- Tons of extra storage space thoughtfully situated throughout.

Open Concept Kitchen:

- Quartz counters
- Oversized subway tile backsplash
- Distinctive 42" stained cabinets complimented by crown molding, built-in pull-out trash & recycling, & a row of pull-out drawers.
- HUGE island rebuilt with wood paneling & painted wood cabinets
- Butler's pantry with quartz counters leads to the formal dining room.
- Built-in desk with quartz counters
- New designer pendant lights & recessed lights
- New stainless steel undermount sink with pull down faucet.
- Stainless steel appliances
- Walk-in pantry

Spacious Bedrooms & En-Suite Baths:

- Expansive primary bedroom with wood floors, bay windows overlooking the pool, & tray ceilings.
- Luxurious primary bath features:
 - Dual sinks with quartz counters
 - Walk-in shower with built in bench, vertical tile surround, penny tile floors, & new faucet.
 - Soaking tub with tile surround
 - Inset area wired for TV.
 - HUGE walk-in closet with built-ins
 - New framed mirrors, lighting, & faucets
- Three large secondary bedrooms all have en-suite bathrooms, brand new carpet, & walk-in closets with built-ins.



THE GREAT OUTDOORS:

- **18,800+ gallon pool & elevated 880+ gallon spa is complete with:**
 - PebbleSheen interior finish
 - Iridescent mosaic tile surround & inset in pool steps
 - Flagstone coping
 - 13' stacked stone waterfall
 - Oversized tanning ledge
 - 3 LED lights
 - Wireless controls
 - 400K BTU heater
 - Polaris pool cleaner
- Newly refinished custom, hand-crafted Carvestone surrounding the pool & underneath the pergola & both covered patios.
- Oversized pergola with recently refinished cedar posts, sconce lights, & built-in concrete bench with stone surround.
- Updated fence with custom lattice for added privacy.
- Front & rear frost proof faucets.
- **Three covered patios include:**
 - The covered front porch highlighted by brick floors spans the entire width of the home.
 - 11X8 covered patio off the backdoor
 - 30x6 covered walkway leads from the garage door to the backdoor.
- Oversized 2.5 car garage with 3 overhead ceiling racks providing additional storage solutions.
- Extensive landscaping
- Sprinkler system
- Full gutters
- Full brick on the front, sides, & first floor of the back of the home.
- Cemplank exterior siding on the garage & on the second floor of the back of the home.
- Eye-catching front elevation with stunning architectural details & steps up the front sidewalk leading to the huge covered front porch.

NEIGHBORHOOD INFORMATION & AREA AMENITIES:

- [Cinco Ranch](#) has consistently been one of the top selling master-planned communities in Katy. It is known for its endless resort-style amenities, top rated schools, prestigious homes, & sought-after location.
- **Resort style amenities include:**
 - 11 pools including the Beach Club & Water Park
 - 17 tennis courts
 - 63 parks
 - 50+ Miles of trails, lakes, & green spaces
 - 18-hole golf course
 - 6,000 SF clubhouse
 - Pickle-ball courts
 - Year-round neighborhood events for caters to people of all ages.
- [Katy ISD](#) has an A+ grade &, for the third year in a row, claimed the title of the **#1 school district in the Houston area**. It also landed the **#7 spot** (of over 1,000 school districts) in Texas. ([Source: Niche](#))
- **Zoned to the top schools in the award-winning Katy ISD school district:**
 - [Wilson Elementary \(#9\)](#)
 - [Seven Lakes Junior High \(#3\)](#)
 - [Seven Lakes High School \(#3\)](#)
- Conveniently located minutes from I10, Grand Parkway, the Westpark Tollway, Katy medical center, Katy Mills Mall, Energy Corridor, & endless shopping, dining, & entertainment options.

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