

Cinco Ranch Retreat With Timeless Updates, Reserve Views, & a Livable Design



22719 Arbor Stream Dr

CINCO RANCH'S CINCO FOREST

Blends serene outdoor living with thoughtful updates and everyday function for a home that truly has it all.

4 beds | 3.2 Baths | 3-Car Garage

Property Overview:

- Located in the highly sought-after Cinco Forest section of Cinco Ranch
- Situated on a 12,446 SF lot backing to the park surrounded by the nature preserve
- 4,246 SF
- Pool, elevated spa, & huge covered patio
- Emerald Homes Estate Collection
- Loaded with updates, blending function with timeless design
- Zoned to top-rated Katy ISD schools

Stunning Kitchen & Expansive Living Room

- Updated kitchen features:
 - Repainted cabinets
 - Travertine backsplash extends to the ceiling
 - Granite counters
 - Spacious center island provides additional storage
 - Tons of cabinet & counter space
 - Double ovens
 - Walk-in pantry with floor-to-ceiling shelving & built-in spice rack
 - Eat-up breakfast bar
- Butler's pantry, perfectly situated between the kitchen & formal dining room, is complete with granite countertops, painted cabinets, & bricked travertine backsplash that extends to the ceiling.
- Open-concept Living room includes:
 - Wood floors
 - 2-story ceilings
 - A wall of floor-to-ceiling windows looking over the pool & wooded nature preserve
 - A fireplace anchored by built-ins with upper open shelving & lower cabinets
- Updated wine room or dry bar area lined with built-in shelves & lower cabinets is perfectly situated between the kitchen, breakfast area, & MUD room.
- Spacious breakfast area with elevated ceilings & 8' double doors leading directly to the backyard retreat.

Functional Floorplan & Quality Designer Finishes

- Wood floors extend throughout all main areas on the first floor, on the stairs, & continue to the upstairs landing & game room
- Inviting entry with soaring ceilings & grand curved staircase with wrought iron spindles
- 8' doors throughout the first floor
- Spacious study with French doors, 15' ceilings & a wall of floor-to-ceiling windows
- Formal dining room with chair rail, wood floors, & floor to ceiling windows
- Recently renovated MUD room leads from the kitchen to the garage entry & door to the covered back porch
- Two fully updated ½ baths, one provides direct access to the pool area while the other is conveniently located off the living room.
- Gigantic laundry room with built-in upper cabinets, counter space, lower cabinets, & room for a fridge.
- Shutters
- Crown molding

Primary bedroom complete with:

- Spacious primary retreat with wood floors, tray ceilings with double crown molding, & a wall of windows overlooking the pool & nature preserve
- Huge walk-in closet with built-ins
- FULLY updated en-suite primary bath with:
 - Dual sinks + vanity area with marble countertops finished with a waterfall edge
 - Giant walk-in shower with dual shower heads
 - Modern jetted soaking tub

Functional second floor includes:

- Massive gameroom with a wall of built-ins with lower cabinets & upper shelves, coffered ceilings with triple crown molding, an extra storage closet, & is wired for sound.
- Built-in desk area, separated by a pocket door, located off the game room
- Oversized secondary bedrooms all have walk-in closets & updated en-suite bathrooms.

The Great Outdoors:

- Highly desired Cinco Ranch Cinco Forest backing to the Nature Preserve hike/bike trails
- GIANT 31' covered patio
- Pool with waterfall features & elevated spa
- 3-car garage with a 2-1 split
- Brick-lined front sidewalk leads to 8' double front doors
- Full gutters

Energy Efficiency & Non-Cosmetic Updates

- Downstairs HVAC replaced ~2 years ago & upstairs one is brand new
- Double pane windows
- Whole home water softener & filtration system
- Tankless water heater

Perfectly Located: Community & Area Amenities

- 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 trifecta the best Katy ISD Schools:
 - Williams Elementary
 - Beck Junior High (#7 in Greater Houston)
 - Cinco Ranch High School (#10 in Greater Houston)

- Conveniently located:
 - Walking distance to Villagio & the YMCA
 - Minutes from I10, Grand Parkway, the Westpark Tollway
 - Easy access to the Katy Medical Center, Katy Mills Mall, Energy Corridor, & endless shopping, dining, & entertainment options.
- 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.