



5202 Red Oak Valley Dr

Cinco Ranch | Katy, TX

Set on an oversized lot, this five-bedroom, 3 ½ bath home offers elevated details throughout, a home office and all main living spaces downstairs, a private upstairs game room and guest retreat, and a fully equipped outdoor kitchen on the expansive 34-foot covered patio.

Property Overview:

- Stories = 1.5 (game room, full bathroom, and a giant bedroom upstairs)
- Bedrooms = 5 (with four bedrooms downstairs + one bedroom upstairs)
- Bathrooms = 3 ½
- Square Feet = 3,468
- Lot Size = 10,127 SF
- Completed in 2013
- Builder = Ryland
- Outdoor kitchen
- Oversized garage with extensive built-ins
- Situated on a spacious corner lot at the end of a dual cul-de-sac street in the highly sought-after master-planned community of Cinco Ranch in Katy, TX
- Convenient access to I-10, Westpark Tollway, and Grand Parkway
- Zoned to top-rated, award-winning Katy ISD schools

Showpiece Kitchen & Elevated Interior Details:

From the oversized island and custom cabinetry to soaring ceilings and polished architectural details, these inviting spaces were designed to gather and finished to impress.

The spacious, open concept kitchen offers abundant counter space, extensive cabinetry, and an easy connection to the breakfast area and family room. Kitchen upgrades include:

- Upgraded honed granite countertops pair beautifully with a classic travertine subway tile backsplash.
- Upgraded 42-inch Landen maple cabinetry features a rich Java glaze, upper crown molding, and lower light-rail molding for a polished, furniture-quality finish.
- Custom cabinetry details include a decorative bump-up and bump-out above the cooktop, a matching lower base cabinet bump-out, and angled fluted fillers.
- The massive 9' island features decorative cabinet-panel detailing on the exposed sides and back, along with substantial square legs for a polished, fully finished look
- Stainless steel appliances include GE double ovens, a gas downdraft cooktop, and a built-in microwave.
- Undermount sink features a pull-down faucet and is positioned within the island to keep the cook connected to the room.
- Upgraded Pottery Barn pendant lights, recessed lighting, and 11-foot ceilings enhance the kitchen's open and inviting feel.

- Expansive family room features:
 - 12' ceilings
 - A wall of seamless windows overlooking the backyard
 - Oversized tile flooring
 - 9-blade Fanimation ceiling fan
 - Cast-stone fireplace with a raised hearth and gas starter creates a striking focal point
 - Pre-wired for five-speaker surround sound
 - Thoughtful family-room conveniences include a large storage closet and a floor-mounted electrical outlet for flexible furniture placement.
- Double-ended oak staircase features ebony-stained rails, decorative iron balusters, and a wood starter step for a warm, custom-finished look.
- Graceful arched openings add architectural character, soften the open-concept layout, and create a natural flow between the home's main living spaces.
- Crown molding enhances the entry, dining room, study, kitchen, family room, primary bedroom, and primary bath.
- Plantation shutters add timeless style and privacy in the study, formal dining room, breakfast room, primary bedroom, and all front-facing windows.
- Five-inch baseboards throughout
- Upgraded Cheyenne-style interior doors throughout
- Upgraded interior lighting

Versatile 1.5-Story Layout & Stunning Primary Retreat:

Designed to simplify daily life while giving everyone room to spread out, this versatile 1.5-story plan pairs a private primary retreat, three additional bedrooms and a home office downstairs, and a secluded upstairs game room, oversized bedroom, and full bath for guests, teens, or multigenerational living.

- Dedicated home office features wood flooring, French doors, and dual oversized windows that fill the room with natural light.
- Formal dining room is designed for memorable gatherings with wood flooring, dual seamless windows, a designer chandelier, and coffered 11-foot ceilings finished with double crown molding.
- Welcoming entryway makes a polished first impression with a designer chandelier and raised coffered ceilings accented by double crown molding.
- Spacious primary suite creates a true retreat with wood flooring, coffered 10-foot ceilings, double crown molding, and a separate sitting area framed by a wall of windows.
- En-suite primary bathroom is complete with:
 - Separate vanities with honed granite countertops, upgraded Landen maple cabinetry, designer framed mirrors, and upgraded lighting
 - Jetted Whirlpool drop-in tub with tile surround
 - Oversized walk-in shower includes a built-in bench, custom mud-set shower pan, upgraded wall tile, and clear semi-frameless glass with oil-rubbed bronze trim.
 - Huge walk-in closet with dual built-in shelves
 - Crown molding
 - Medicine cabinet
 - Additional cabinet in the water closet
 - Rain-glass window
- Three secondary bedrooms are conveniently located downstairs, all with ceiling fans, including two with wood flooring and custom closet built-ins. With five bedrooms total, one can easily serve as a second home office, homework room, or flexible space tailored to your needs.
- Conveniently positioned near the three downstairs secondary bedrooms, the full bath features a dual-sink vanity with generous storage, upgraded Landen maple vanity, framed mirror, new designer lighting, and an arched tub-and-shower alcove for added architectural character.
- Stylish powder bath includes a framed mirror and designer scone lighting.
- Oversized upstairs game room offers a wall of windows, sloped ceiling, and plenty of space for movie nights, gaming, exercise equipment, or a second living area.
- The private upstairs suite includes an expansive 17-by-16-foot bedroom and a walk-in closet, make it ideal for guests, teens, or multigenerational living.
- Upstairs full bathroom is complete with upgraded high top maple cabinets
- Massive walk-in decked attic space provides ample extra, easy access storage space
- Extended utility room adds everyday function with built-in upper cabinetry, granite countertops, open shelving, and a hanging rod.

Outdoor Living Built to Gather & A Home Loaded With Extras:

From the fully equipped outdoor kitchen and 34-foot covered patio to the pool-ready backyard, polished curb appeal, and storage-packed oversized garage, every exterior space was designed to make entertaining easier and everyday life more functional.

- Fully equipped outdoor kitchen includes:
 - Granite countertops with a leathered finish
 - Designer tile backsplash
 - Raised bar with brick footrest and ample space for 6 barstools
 - Stainless steel appliances include a built-in gas grill and dual gas burners
 - Built-in, full-size stainless-steel trash can
 - Built-in stainless-steel cabinetry, dual storage compartments, and two rows of pull-out drawers provide generous, weather-resistant storage for grilling tools and outdoor essentials
 - Undermount stainless steel sink with a pull-down faucet makes food preparation and cleanup convenient
 - Dedicated built-in fridge space
- Expansive 34-foot covered patio creates distinct areas for cooking, dining, lounging, and watching the game and is complete with:
 - Wood-look stained concrete, cedar accents, and dual nine-blade Fanimation ceiling fans give the patio a warm, finished look while keeping the space comfortable.
 - Prewired for flush-mount speakers and includes dual floodlights with dedicated switches for effortless entertaining after dark.
- Oversized backyard offers room to add a private pool while preserving plenty of green space for play, pets, gardening, or everyday relaxation.
- Built-in HomeTeam Pest Defense tubing within wet-area walls provides convenient access for ongoing pest-control treatments
- Oversized garage features:
 - A half-car garage extension creates valuable space for storage, hobbies, or a dedicated work area.
 - A full row of custom, enclosed, floor-to-ceiling cabinetry lines the rear wall for organized, out-of-sight storage.
 - Insulated Colonial-style garage door helps improve comfort and efficiency
 - Six-panel service door at the rear of the garage provides direct access to the backyard
 - Dedicated secondary refrigerator location includes its own water line and 110-volt GFCI-protected circuit.
 - Garage is pre-plumbed for a water softener and includes integrated hose bibs for added convenience.
- Upgraded front elevation combines brick, stone, and stucco accents for a distinctive, polished exterior.
- Welcoming covered front porch features brick pavers and an upgraded eight-foot solid wood front door.
- New coach lights frame the front porch and garage, while hardwired landscape lighting in both flower beds flanking the front walkway enhances curb appeal and nighttime visibility.
- Mature shade trees, established landscaping, and a full-yard sprinkler system create a lush, inviting setting.
- Aluminum gutters along the front and back of the home
- Added outlets in the roof soffit with a dedicated switch make seasonal lighting easier.

Thoughtful Efficiency for Everyday Comfort & Lasting Performance:

From efficient insulation and radiant-barrier roof decking to Low-E windows and a tankless water heater, the home was thoughtfully built to support year-round comfort, energy efficiency, and reliable everyday performance.

- R-22 batt insulation in sloped ceilings and vaulted areas
- R-30 blown fiberglass attic insulation
- R-15 blown fiberglass insulation in 2x4 exterior walls
- R-24 blown fiberglass insulation in 2x6 exterior walls
- R-38 insulation above unconditioned spaces and exterior porch areas
- High-efficiency 15 SEER Carrier air-conditioning system with Puron refrigerant
- Heat-reducing, triple-coated Low-E windows
- Pressure-balanced air ducts
- Filtered fresh-air intake system
- Roof-ridge ventilation system
- Radiant-barrier roof decking
- Humidity-control and moisture-management features
- Rinnai tankless water heater
- Energy Star 3.0-compliant original construction
- PEX plumbing system with a central manifold

Exceptional Schools, Endless Amenities & a Prime Katy Location

Zoned to some of Katy ISD's most highly ranked schools and surrounded by Cinco Ranch's extensive amenities, this location makes it easy to enjoy top-tier education, an active community lifestyle, and quick access to the places you visit most.

- Award-winning Katy ISD: Katy ISD has an A+ grade and, for the third year in a row, was named the #1 school district in the Houston area. It also ranked #7 among more than 1,000 school districts in Texas. (Source: Niche)
- Zoned to the trifecta the best Katy ISD Schools:
 - Stanley Elementary: Consistently ranked in [the top 10](#) (out of 868) of the best public elementary schools in the greater Houston area
 - Seven Lakes Junior High: Tops the list as the [4th best](#) junior high school (out of 389) in the greater Houston area
 - Jordan High School: Currently ranked as the [4th best](#) public high school in Fort Bend County and the [23rd in Texas](#).
- Known for its endless amenities, Cinco Ranch has consistently been one of the top-selling master-planned communities in Katy. Resort-style amenities include:
 - 11 pools including the Beach Club and multiple water park style pools
 - 17 tennis courts
 - Pickle-ball courts
 - 63 parks
 - 50+ Miles of trails, lakes, & green spaces
 - 18-hole golf course
 - 6,000 SF clubhouse
 - Year-round neighborhood events catering to all ages
- Conveniently located minutes from I10, Grand Parkway, the Westpark Tollway providing easy access to the Katy Medical Center, Katy Mills Mall, Energy Corridor, and endless shopping, dining, and entertainment options.



