



22630 Tullis Trail Ct

Grand Lakes | Katy, TX

Spacious, updated, and move-in ready—featuring a dream backyard, designer touches, and a location that puts everything within reach.

4 BEDS | 2.1 BATHS | POOL/SPA

Property Overview:

- Private backyard oasis with pool/Spa (installed in 2022)
- Square feet = 2,596 SF
- Bedrooms = 4 bedrooms (or 3 bedrooms + a game room)
- Bathrooms = 2.5
- Builder = Perry
- Home Office
- Situated on a cul-de-sac in the highly sought-after master-planned community of Grand Lakes
- Convenient access to I10, Westpark Tollway, and Grand Parkway
- Zoned to top-rated, award-winning Katy ISD Schools

Recent Updates Include:

Standout upgrades include a fully renovated kitchen, refreshed bathrooms, and a backyard transformation with a 2022 pool and spa.

- Fully updated kitchen complete with:
 - Quartz counters (Crisp Stria)
 - Elongated, honed subway tile backsplash
 - LG Stainless steel appliances
 - Undermount stainless steel sink with pull-down faucet
 - Added a built-in desk or serving area
- Primary bathroom updated with quartz counters, framed mirrors, and refreshed lighting
- Secondary bathroom with updated vanity, framed mirror, and designer lighting
- Plantation shutters on all front-facing windows and the formal dining room
- Replaced back fence
- HVAC air purification system
- Replaced hot water heater
- Upgraded gas meter
- Private Backyard Oasis Complete with:
 - ~15,000-gallon pool and spa (installed in 2022)
 - 80 linear feet pool
 - Oversized spa with massage jets, toe step, and mosaic tile accents
 - Travertine coping
 - Four arched fountains are perfectly spaced along the back
 - Upgraded pool and spa heater
 - Automatic pool filler
 - Pool basketball hoop
 - Upgraded the electrical to support the pool
 - Added \$3,000+ worth of additional drainage to the street
 - Added decking surrounding the pool and spa

Functional Floor Plan & Quality Finishes

Thoughtful design meets everyday function with a versatile layout, smart storage, and open concept living.

- Open concept living room with a wall of windows overlooking the pool
- GIGANTIC primary bedroom features:
 - Bedroom plus spacious sitting area
 - Walk-in closet
- En-suite primary bathroom complete with:
 - Updated counters
 - Soaking tub
 - Walk-in shower
 - Medicine cabinet
 - Linen closet
 - Enclosed water closet
- Spacious formal dining room with soaring ceilings
- Home office with French doors
- Sprinkler system
- Spacious secondary bedrooms
- Game room or 4th bedroom with sloped ceilings and a closet lined with built-in shelves
- Spacious formal dining room
- Breathtaking entryway with 2-story ceilings
- Double-paned windows
- Sprinkler system
- Tile floors flow from the entryway throughout the formal dining room, living room, kitchen, and wet areas
- Garage with built-in cabinets lining the entire back wall and coated concrete
- Huge storage closet under the stairs with a coat rack and built-in shelves
- Laundry room with upper cabinets
- Covered front porch with bricked flooring

Sought-After Master Planned Community & Award-Winning Schools

Offers a rare blend of resort-style living, established charm, unbeatable everyday convenience, and top-rated schools.

- Located in one of Katy's premier master-planned communities known for mature trees, scenic lakes, and a peaceful, family-friendly atmosphere.
- Resort-style neighborhood amenities include:
 - 4 community pools
 - Splash pad
 - A signature Lazy River pool, complete with a water slide and splash zones
 - Multiple playgrounds are perfectly situated throughout
 - Tennis and pickleball courts
 - Several stocked, catch-and-release fishing lakes with walking paths and tranquil water views
 - Interconnected walking and biking trails weave through lakes, parks, and green spaces
 - Pavilion and picnic areas, perfect for gatherings, events, or relaxing outdoors
 - Community putting green
 - Dedicated dog park
 - Active community lifestyle with neighborhood events and the popular Grand Lakes Gators Swim Team
- Zoned to top-rated Katy ISD Schools:
 - Alexander Elementary ([Ranked #16](#) in Greater Houston out of 868 schools)
 - Beckendorff Junior High ([#6 in greater Houston](#) out of 389)
 - Seven Lakes High School ([#9 out of 1,833 in Texas and #2 or 239 in Houston](#))
- Perfectly located minutes from:
 - Grand Parkway (99), Westpark Tollway, and I10 for an easy commute
 - La Centerra at Cinco Ranch, Villaggio Town Center, HEB, Whole Foods, Target, Lifetime, and endless restaurants and everyday essentials.

