



3306 Snead Path | Round Rock, TX 78664



SCAN FOR DETAILS





# Stunning Upgrades & Modern Renovations Throughout

## • WHOLE-HOME ENHANCEMENTS

- Fresh interior paint on ceilings and walls (upstairs & downstairs)
- Replaced 6 hallway light fixtures
- Upgraded to **Nest smart thermostats (2)**
- Installed **Ring smart doorbell** and **4 smart exterior floodlight cameras**
- Added 3 smart switches for outdoor, soffit, and kitchen lighting
- Installed smart deadbolt locks (front & garage doors)
- **New roof** and **new water heater**

## • MAIN LEVEL REMODEL

- **Foyer, Hallway & Kitchen**
  - Beautiful new wood flooring
  - **Fully renovated kitchen** featuring:
    - Added storage & pull-out pantries
    - Second island (both with waterfall-edge quartz countertops)
    - Pot filler, modern backsplash, and new faucet
    - All new appliances: microwave, dishwasher, double ovens, stove & range hood
    - Stylish pendant lighting above both islands

## • LAUNDRY ROOM

- Improved layout with relocated washer, dryer & sink
- New tile flooring and upgraded LED lighting

## • FAMILY ROOM

- Replaced gas fireplace with a large electric fireplace
- New ceiling fan with integrated lighting

## • POWDER ROOM

- Complete renovation: tile, toilet, sink, vanity, mirror & lighting

## • DINING ROOM & OFFICE

- New chandelier in dining room
- Upgraded office lighting with ceiling fan

## • DOWNSTAIRS GUEST SUITE

- Fresh paint & new ceiling fan
- Guest bathroom updates: modern light fixture, toilet & shower head

## • UPSTAIRS IMPROVEMENTS

- Fresh paint throughout bedrooms, bathrooms, hallway & game room
- **Primary Bathroom Remodel:**
  - New tub, comfort-height toilet, updated faucets & towel bars
  - 5 upgraded light fixtures
- New light fixtures in 2 additional upstairs bathrooms
- Game room: 3 new light fixtures
- Installed ceiling fans in 2 secondary bedrooms
- Replaced 2 light fixtures in the primary bedroom

## • TECH & ENERGY EFFICIENCY

- 40-amp EV charger outlet in garage
- 4 USB/USB-C kitchen outlets
- Smart sprinkler controller
- LED lighting throughout
- Energy-efficient kitchen and laundry appliances

## • LOT & EXTERIOR FEATURES

- Spacious **.41-acre lot** in Forest Creek
- **4-car garage**
- **Heated pool & spa**, fully fenced
- Includes backyard **stacked washer/dryer & swing set**

## • COMMUNITY & LOCATION

- Forest Creek HOA – \$216/quarter
- Amenities: Pool, Tennis Courts, Sport Courts, Playground, Park, Clubhouse & BBQ area
- **Top-rated Round Rock ISD Schools:**
  - Forest Creek Elementary
  - Ridgeview Middle
  - Cedar Ridge High
- Excellent access to I-35, TX-45 & 130 – **ideal for commuters**



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