



# 813 Split Oak Lane

ANNA, TX 75409

**WEST CROSSING**  
CYPRESS FLOOR PLAN

PRICED AT

~~\$543,233~~ **\$522,233****2043**  
SQUARE FEET**4**  
BEDROOMS**2.0**  
BATHROOMS**3**  
CAR GARAGE

Our Cypress, the most sought-after single-story home, promises to exceed expectations with 4 bedrooms and 2 baths. It seamlessly flows from Study to Deluxe Gourmet Kitchen and Family Room, enhanced by Wood floors and gorgeous granite countertops. The Primary Suite accommodates a king-sized bed and features a tall walk-in closet for ample storage; along with an ensuite bath boasting a soaking tub, separate shower, and dual sinks. 3 additional bedrooms share a well-appointed bath, and the walk-in pantry has a glass door that adds convenience and elegance. Enjoy more enhanced features like blinds, a custom 8' Warwick Front Door, and a Stone-to-Ceiling Fireplace crowned by a cedar mantel. The kitchen boasts Shaker White cabinets, a picket backsplash, and under-cabinet lights. Enjoy upper cabinets in the utility room and a bricked front porch. Fully landscaped yard with trees, plants, stone edging, sprinkler system, and a covered patio that complements the home's charm.

