

Features, Upgrades, Items Included with Sale

7022 Pembrough Lane, Katy 77494

INTERIOR

- 2016 installed reclaimed Cherrywood floors downstairs
- 2017 total remodel of kitchen: Granite counters, 30" under mount stainless sink, 9'x8' new pantry with convenient barn doors, upgraded stainless appliances.
- 2017 new carpet Master bedroom on first floor
- 2017 new 70" windows in den
- 2017 remodeled Master Bath: Luxury step in Master shower, marble countertops, new lights, fixtures, ceiling fans, deep porcelain sinks, wood-look tile floors. Extended one of two closets from 5' x 5' to an additional 6'x9' making closet almost 80' of storage with built in shelves.
- 2017 new ceiling fans throughout the home
- 2018 remodeled upstairs bath: granite counters, lights, fixtures, deep porcelain sink
- 2018 new carpet upstairs in 3 bedrooms
- 2018 remodeled downstairs half bath: Marble counters, deep porcelain sink, new fixtures

EXTERIOR

- 2014 new roof
- 2016 new a/c - RUUD condenser unit
- 2017 extended covered patio from 11' x 14' to 22'x14'
- 2017 new back fence, new wood gate, new trash can wooden fence
- 2018 paint trim, patio cover, back siding
- 21 ft covered front porch

Upgrades and remodel total \$40k +

NEIGHBORHOOD

- GREAT location: minutes to Westpark Tollway and I-10
- AWARD WINING SCHOOLS: Seven Lakes High School, Beckendorff Middle, and Holland Elementary
- LaCentera, two exits away, has great shopping and restaurants
- Active HOA
- Expansive walking, jogging trails nearby