

## **1806 Kingston Heights Ln., Katy, TX 77494**

- Huge, corner cul-de-sac lot
- Grand double door front entry
- Pre-wired for security cameras
- Gourmet kitchen, huge island, stainless steel appliances
- Walk-in kitchen pantry and butler's pantry
- Pre-wired for under cabinet lighting and pendant lighting
- Custom highly functional cabinets w/ drawers and ample storage
- Private entrance to huge master suite with bay windows
- Spa like master bath with large walk-in shower and bench
- Three level separate master closets
- En-suite bedroom conveniently located near master bedroom
- Hallway / media closet for den, pre-wired media console so no wires in den!
- Private wing w/ 2 bedrooms, Jack & Jill bathroom and walk-in closets
- Spacious laundry/mud room w/ sink and refrigerator space
- Private au pair/guest suite upstairs w/ walk-in closet and full bathroom
- Massive game room with large windows overlooking backyard
- Huge private media room, pre-wired 5.1 surround sound
- Floor to ceiling premium tile in all bathrooms
- Covered outdoor patio with ceiling fan
- Room for large pool with available green space
- Automated sprinkler system
- Low maintenance brick elevation
- Short, easy access to I-10
- Katy ISD: Award winning schools within walking distance
- Neighborhood amenities: pool, splash pad, playground, walking trails.