

## Upgrades/Updates:

- Back Patio area w/playground installed 2018
- Master bathroom update – granite countertops added, mirrors & hardware replaced, shower glass replaced in May 2019
- All upstairs bathrooms had new granite countertops, mirrors and hardware installed in May 2019
- Plantation shutters throughout (except media & game rooms)
- Double ovens
- 7" plank oak flooring on first floor
- Wrought iron spindles & slate flooring on staircase
- Slate flooring in upstairs hallway
- Art niches located upstairs and downstairs
- Built in shelving
- Solar screens in sunroom, master bedroom, breakfast room & 3 upper windows in living room
- Additional shelving/storage in coat closet & laundry room
- Front door refurbished 2019
- New carpet installed in study 2019
- Both water heaters replaced 2015
- Roof replaced 2012

## Features:

- Highly acclaimed Katy ISD
- No back neighbors
- Mature oak trees in front yard
- Ring doorbell
- 3 hand carved teak & iron window inserts
- Never flooded!
- Backyard is big enough for a pool
- Amenities rich community; 2 pools, tennis courts & multiple parks to enjoy
- Close proximity to Typhoon Tx Waterpark, LaCenterra shopping center, local schools & more!

UPGRADES &  
FEATURES LIST:  
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