

FEATURES & UPGRADES

13354 Canton Cliff Ct, Humble, TX 77346

- ❖ Open concept kitchen/dining/living area
- ❖ Premium engineered hardwood flooring in entry, living room, and office
- ❖ Large granite island with breakfast bar
- ❖ Tons of kitchen storage space
- ❖ New high-end KitchenAid dishwasher (2018)
- ❖ New Insinkerator Evolution garbage disposal (2019)
- ❖ Upgraded kitchen sink faucet
- ❖ Ambient kitchen lighting above cabinets
- ❖ Self-closing drawers in kitchen
- ❖ Built in wine rack in kitchen
- ❖ Power outlet in walk-in kitchen pantry
- ❖ Motion-controlled lights in pantry and laundry room
- ❖ Matching granite in kitchen and bathrooms
- ❖ Double sink in master bath
- ❖ Separate toilet room in master bath
- ❖ Separate shower and tub in master bath
- ❖ Upgraded carpet and padding in bedrooms, game room, and stairway
- ❖ Crown molding throughout living areas
- ❖ Safe built into wall (in closet of bedroom-left side of hallway)
- ❖ Lots of recessed lighting
- ❖ Ceiling fans throughout
- ❖ French doors leading into home office
- ❖ Alarm system
- ❖ Ring doorbell
- ❖ Programmable Wifi thermostat (upstairs and downstairs)
- ❖ Double pane windows
- ❖ Stylish brick floors on back patio
- ❖ Programmable sprinkler system in yard
- ❖ Porch light and outside garage light on programmable timer
- ❖ Smoke detectors throughout home (most also have CO² detectors)
- ❖ AC evaporator coils replaced in April 2019
- ❖ Greenspace located behind back yard-no back neighbors
- ❖ Located near the end of a cul-de-sac
- ❖ Walking distance to elementary school and splash pad
- ❖ Easy access to Beltway 8