

**HIGHLIGHTS & UPGRADE LIST**  
**1302 COLONIAL MANOR DRIVE**  
**KATY, TX 77493**

**HIGHLIGHTS:**

- 1.5 STORY HOMES
- 3 BEDROOMS DOWN (INCLUDING MASTER BEDROOM) & ADDITIONAL MASTER SIZED MOTHER-IN-LAW SUITE UPSTAIRS
- 3 FULL BATHROOMS (EXTREMELY RARE IN A 1.5 STORY HOME - & MOST OF THE 2 STORY HOMES IN THE AREA ONLY OFFER 2 FULL BATHROOMS)
- LARGE POOL TABLE SIZED GAMEROOM
- FORMAL DINING ROOM
- COVERED FRONT PORCH
- COVERED BACK PATIO EXTENSION
- AWARD WINNING KATY ISD

**RECENT UPGRADES:**

- NEW STAINLESS STEEL APPLIANCES \$2,200
- PROFESSIONALLY REFINISHED CABINETS IN KITCHEN & ALL BATHROOMS \$1,975
- PROFESSIONALLY PAINTED ENTIRE INTERIOR INCLUDING BASEBOARDS, CROWN MOLDING, HANDRAILS, DOORS, & GARAGE \$4,850
- NEW CARPET & PAD THROUGHOUT \$2,800
- LAMINATE FLOORING THROUGHOUT ALL LIVING AREAS & HALLWAYS \$7,000
- LARGE WORK SHED IN BACKYARD – WIRED WITH ELECTRICAL \$3,200
- NEW LIGHTING FIXTURES THROUGHOUT \$400
- CEILING FANS THROUGHOUT \$1,200
- NEST DIGITAL THERMOSTAT \$230
- EXTERIOR FENCING STAINING \$750

**TOTAL UPGRADE COST:            \$24,605**