

2511 Anthony Hay Lane, Katy TX 77449

Improvements and Upgrades – Never Flooded

- Hardi Cement Board Siding, Trim, Soffit and Fascia Installed
- Exterior of Home Caulked and Painted Throughout
- New Garage Door Installed Including Rails and Spring
- New Glass View Entry Door and Trim Installed
- Energy Efficient Double Pane, Double Hung Windows Installed
- Energy Efficient Double Pane Sliding Patio Door with Screen
- New 30 Year Architectural Shingle Roof with All New Accessories
- Complete Goodman High Efficiency HVAC System Installed
- New Ductwork Installed Throughout the Attic Area
- New HVAC Registers Installed Throughout Including Returns
- New Fencing in The Front and Rear of the Property
- Brand New High Efficiency Water Heater
- New Blown-In High Efficiency Insulation in House and Garage Attics
- Water Plumbing Completely Replaced with Pro-Pex Non-Freeze Lines
- Sheetrock Floated and Textured with Modern Orange Peel Texture
- New Baseboards, Window Sills, and Trim Installed Throughout
- Interior Completely Painted in Modern Colors Including Trim and Doors
- Brand New Two Panel Modern Doors, Knobs, and Hardware Installed
- Downstairs of Home Completely Tiled in Modern Wood-Look Tile
- New Bathroom Fans Installed in Hall and Downstairs Bathrooms
- Brand New Commodes Installed in Every Bathroom
- New Bathtub Installed in Upstairs Hall Bathroom
- New Modern Tile Shower Installed in Master Bathroom
- New Vanities, Faucets, And Mirrors Installed in All Three Bathrooms
- All Bathrooms Have Brand New Modern Tile Flooring Installed
- Modern LED High Efficiency Lighting Fixtures Installed Through the Home
- New Ceiling Fans in Living Room and All Three Bedrooms
- Six Recessed LED Color Changing Lights Installed in The Living Area
- Seven Recessed LED Color Changing Lights Installed in The Kitchen
- All New Decora Style Plugs, Switches, and Cover Plates Throughout
- New Frieze Carpet and Pad Installed in Bedrooms and Hallway
- Brand New Modern Gray Shaker Cabinets with Soft Pulls Installed
- Quartz Countertops, Modern Faucet, and Disposal Installed in Kitchen
- New Stainless Microwave, Gas Stove, and Dishwasher in Kitchen
- Landscaping, Trim, Mulch, and Decorative Plants Installed

Enjoy Peace of Mind – Practically Everything in This Home Is New

Well Over \$100K Spent in Recent Improvements and Updates