

Feature Sheet

23730 Welch House Lane
Katy, TX 77493

Features:

- \$15,000 - Custom built in covered patio with paver stone reaching 22ft long by 28 ft wide with a fire pit. 2017
- \$8000 - New Floors in 2017 with a herringbone wood tile downstairs and laminate wood up
- \$8000 - Remodeled Master Bathroom
- \$6000 - New AC 2016
- \$6000 - New fence 2017 all facing inward
- \$5000 - Granite countertops in kitchen with an extended center island
- \$4000 - Remodeled upstairs 2nd bathroom both in 2017
- \$3000 - 2 in white wood blinds in every window 2016
- \$2000 - New Paint almost entire house
- \$2000 - New stone backsplash
- \$2000 - Beautiful Landscaping front and back yard
- \$1200 - Extended patio paver stone and new steps to front door
- \$1000 - Storage Shed in Backyard 2015
- \$1000 - New air ducts and all new vents 2016
- \$1000 - New blower 2017 to match the system
- \$700 - New fans in every single room 3 have remote access
- \$700 - Light fixtures in the entry, formal dining, island, and breakfast nook
- \$700 - Hardware- oil rubbed bronze upgrade on all cabinets, doors, and elect outlets 2016
- \$500 - Farmer stainless steel sink
- \$500 - New water heater 2018
- \$500 - Big master closet with added hanging shelving
- \$300 - Decorative chair railings added downstairs
- \$300 - Reinforced storage space in attic
- Roof 2014 (previous owners expense)
- Huge lot and big backyard with room for a pool, no back neighbors and an added back gate to go enjoy the back fishing lake and walking trails with a park and workout stations.
- The House is located on the side street in walking distance to the neighborhood newly remodeled park & pool with lap area, diving board, sun shade areas and water slide plus a splash pad kid area to be finished this summer.

About the Community:

The Williamsburg Parish subdivision is located in the 77493 zip code and consists of 868 homes near the intersection of Franz and Porter Road. The average home in Williamsburg Parish has 3-4 bedrooms, two bathrooms, and median square footage of 2,260 square feet. With a median lot size of 6,300 SF and an average build year of 2000, the Williamsburg Parish neighborhood is established, moderately priced, and has a tax rate below 3%. Homes in Williamsburg Parish typically list in the low 200s to the high 200s. Williamsburg Parish is conveniently located near numerous dining, retail, and entertainment establishments and is only a few minutes away from both Grand Parkway and I-10, making for an easy commute. With a community pool and clubhouse, Williamsburg Parish offers affordable living in a central location.