



BERKSHIRE HATHAWAY  
HomeServices  
Tiffany Curry & Co., REALTORS®

LUXURY  
COLLECTION

## 26427 Katy Springs Lane Features & Additions

### Upgrades/Updates - Over \$160K

#### Added in upgrades

- Heated pool & spa with waterfall: \$80,000
- Cement Tile Roof \$28,000
- Plantation Shutters throughout
- Interior Upgrades from the Builder Throughout
- Designer Touches added after purchase includes Designer Accent Walls
- Light Fixtures & Restoration Hardware Fixtures in the Kitchen & Wine Room
- Landscaping

#### Exterior

- Stunning Stucco Spanish Exterior
- Split 4-Car Garage
- Breathtaking Backyard Tropical Oasis filled with Lush Landscaping, Gorgeous High-End POOL & SPA with an Outdoor Fire-Pit, Covered Patio and Plenty of Room for Extra Patio Furniture, Grill & so much more!
- Covered Front Porch
- Outdoor Fire-pit
- Covered Back Porch w/Ceiling Fan
- Lush landscaping w/ dramatic curb appeal
- Large backyard with privacy
- Great oversized corner lot
- Extended tiled patio w/room for a pergola or extra patio furniture

### Entry - 2-Story Study & Formal Dining

- Dramatic Open 2-Story Entry
- Gorgeous Hardwood Floors
- Wrought Iron Winding Staircase
- 2- Story Study with French Doors, Lots of Windows & Direct Access to the Wine Room
- Gorgeous Formal Dining w/ Crown Molding and Chair-rail

### Family Room & Wine Room

- Open 2-story family room
- Gorgeous Hardwood Floors
- Stunning Accent Ceiling
- Large Wall of Windows with natural light
- Fireplace Fully Tiled Up 2-Stories
- Art Niches and Built-in Nooks
- Custom Wine Room with Designer Interior w/High-End Cabinetry w/Restoration Hardware Finishes, Granite Counters, Wood Floors & Stunning Designer Walls & Fixtures

### Kitchen & Breakfast Area

- Custom backsplash
- High-End Stainless Appliances & Gas Cooktop
- Double Oven, Refrigerator
- Gorgeous Cabinets w/ ivory glaze
- Spacious island with wood accent and breakfast bar with built-in sink & granite counters
- Built-in wood accent over cooktop
- Large pantry | Gorgeous Wood Floors
- Patio access off the breakfast room
- Extra downstairs bedroom with private bath

- 2<sup>nd</sup> Staircase just off the kitchen

storage space, huge Glass Shower and Separate Tub

## Owner's Suite & Bath

- Spacious Owner's Retreat with large windows
- Custom Plantation Shutters and natural light
- Gorgeous ceiling with Crown Moldings
- Great view of backyard oasis and pool
- Owner's spa like bath features separate vanities with abundant cabinets and drawers

## Upstairs

- Game room
- Extra Sitting Area in front of the Game Room
- Media room
- 3 Bedrooms and 2 full baths includes a Jack & Jill

## The Reserve at Katy | Area Attractions

- Home is located on one of Katy's highly desired locations The Reserve at Katy
- Property is zoned to Award Winning Fort Bend ISD Schools Including Katy's #1 Elementary School
- Minutes to Area Shopping Tons of Restaurants
- Enjoy community parks, pool and more!
- Grocery stores nearby, convenient to I-10 with easy access to Katy Mills, The Energy Corridor, Downtown, The Galleria, Sports Stadiums & more!
- Upcoming New Katy Boardwalk only 2 minutes away! Close to recreation center, bike trails, near major employment centers