

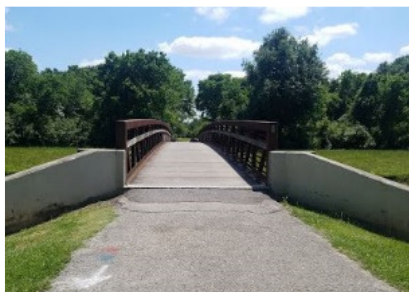


## What Buyers Want to Know

20426 Nellie Gail Trail Lane, Katy TX 77450

- Home built in 2001
- New Interior Paint 2019
  - New AC 2019
- 4 Bedroom with additional flex space room
  - Cul-de-sac Location
- Extra Room Flex Space for office, storage, crafts or study
  - Heated in ground swimming pool
  - Island Kitchen w/cabinets stained 2019
    - New roof shingles 2019
    - Close to George Bush Park
  - Easy Access to The West Park Tollway
- Water penetration from Barker Release repaired by previous owner
  - HOA Dues \$1095 Annually

Close to George Bush Park



- Minutes from everything that Katy has to offer, great shopping, dining, entertainment, financial centers, worship centers, great schools, and business centers. Enjoy George Bush Park walking, jogging and biking trails, plus sport fields, picnic, and children's play area.



# CINCO RANCH AMENITIES FOR YOUR ENJOYMENT

