

4210 Canary Isle Court Property Features and Improvements totaling \$512,834

Home Remodel (2018) Triflection Remodeling and Construction

- Kitchen
 - Thermador Appliance package including quiet run dishwasher, 5 burner cooktop, double ovens
 - Sub-zero Refrigerator/freezer (not part of remodel)
 - Stainless farmhouse sink
 - Granite counter-tops with Shaker style White cabinets including under-cabinet lighting and soft close drawers.
 - Italian Travertine backsplash
- Upgraded beautiful wood like tile throughout main living areas on the first floor, including Kitchen, Master Bedroom, Dining Room, Office, and Family Room.
- Master Bathroom
 - Stand-alone Kohler Tub with Chrome fixtures
 - Large Seamless glass shower with upgraded Porcelain tiles, 2 Chrome showerheads
 - Granite counter-tops on His and Her Vanities
 - Beautiful new White Cabinets with soft close drawers
 - Wood framed mirrors
 - Separate His and Her closets with High end Berber Patterned Carpet
 - New Porcelain Tile Flooring
- New American Standard Toilets with soft-close lids throughout all bathrooms
- Secondary Bathrooms and Half Bathrooms
 - New Granite counter-tops
- Laundry Room
 - Beautiful Honed Black Mist Granite Counter-tops with White cabinets
 - New Porcelain Flooring
- Upstairs Bedrooms
 - New High-end Berber Carpet in all upstairs bedrooms, closets, hallways and back stairwell
- Master bedroom/ office AC and furnace new 2018, Trane
- 10 New double pane windows in front of house

Total Cost: \$334,685

New Trane AC and Furnaces added to residence 2015 & 2016

Total Cost: \$ 27,432

Two New 50 Gallon Gas Water heaters added in 2015 & 2016

Total Cost: \$2,724

Outdoor Lighting Package 2016

Total: \$4,814

Addition of Pool, Spa 2015 Sunset Pools

Total: \$107,417

- High-end Travertine Decking
- 18' x 40' Pool with 6' x 9' Spa Approximately 20,000 gallons
- Pool features spillover spa and water features
- Pentair equipment with easy touch controls featuring Screen Logic

New 30 Year Architectural Shingle Roof Owens Corning Color Estate Gray

Total: \$35,762

- Replaced June 2019
- 2 Solar attic vents added
- 10 year transferable warranty

New Wood Fence Installed January 2020 by Maverick Fencing

Total : \$12,620

Other Notable Features

Private gated neighborhood of 10 custom estate homes surrounding lush park space

Low tax rate of 2.56 percent

Convenient to shopping, restaurants, grocery stores, La Centerra

East of 99 and convenient to all commuter routes

Easy access to Bayou hiking and biking paths

Located in Katy Independent School District and zoned to superior schools: Williams Elementary, Beck Junior High and Cinco Ranch High School

Cinco Ranch ranked as best community to live in by Texas Magazine

Completely private over half acre lot on cul de sac

Fully finished oversize three car attached garage with additional and ample parking.