

# FEATURES LIST

3506 Paganini Place

## KEY FEATURES

- 2,632 Interior Sqft
- Fenced In Outdoor Patio Space
- Water Softening System (\$6K Upgrade)
- New Garage Door Opening System
- Front & Back Sprinkler System
- Plush Carpet w/ Quality 3/8" Pad
- Shelving in All Closets & Pantry

## PRIMARY BEDROOM

- Located on the First Floor
- Large Enough for:
  - California King Sized Bed
  - Small Office Setup
- Walk-In Closet
- Ceiling Fan
- Located Close to Laundry Room

## LOCATED WITHIN 10 MILES OF

- Legacy Stadium
- Walmart
- Typhoon TX Waterpark
- Main Event Entertainment
- Katy Mills Mall
- Katy Asian Town
- Costco
- Andretti Indoor Karting & Games
- Home Depot

## KITCHEN

- Energy Efficient Dishwasher
- Gas Range w/ Oven
- Vented Microwave
- Granite Countertop w/ 4" Backsplash
- 50/50 Stainless Steel Sink w/ High-Capacity Food Disposal Unit
- Flat Panel Cabinetry w/ Adjustable Shelving

## PRIMARY BATHROOM

- Separate Soaking Tub
- Separate Shower
- 30" x 60" Steel Tub
- Dual Vanities
- Tile Floors
- Tile Finish on All Tubs & Showers
- Chrome Plumbing Fixtures

## ENERGY EFFICIENCY

- Vinyl Double-Paned Insulated Low E3 Windows
- Radiant Barrier in Attic
- 16 SEER Energy Saving HVAC System
- High Efficiency Gas Heating System w/ Electronic Ignition
- High Efficiency Gas Water Heater
- Zoned Air Conditioning

## SECONDARY BEDS/BATH

- Large Enough for:
  - Full Bedroom Furniture Set
  - Full Office Setup
- Shared Full Bathroom w/ Tub/Shower Combo
- Office Nook Space Within Upstairs Hallway

## COMMUNITY FEATURES

- Local Pool & Club House
- Within Walking Distance of Several Parks, Playground, and Fishing Ponds
- Within the Renowned Katy ISD