

24510 Eagle Talon Ct. Katy Tx. 77494

\$96,176 in UPDATES

There are also multiple other factors that will help ascertain value in today's market that are shown below in **BOLD TYPE**.

-\$24,700.00 2019 to include freshly painted interior of home.

Updated Kitchen and Primary Bathroom. Kitchen: including upgraded Granite, Backsplash, and sink in Kitchen. Cabinets painted. Interior painted. Upgraded Light Fixtures, Curtains and Rods.

Primary Bathroom: completely updated Shower, Flooring, Granite Countertops and Sinks. Updated Light Fixtures as well.

-\$11,800.00 Foundation underpinning with Cable Lock System and Lifetime Transferable Warranty from Ohsan 2018

-\$30,326.69 Roof replaced in 2017 using Owens Corning TruDefinition Duration Shingles with SureNail Technology (Architectural Shingles)

-\$20,000.00 Pool Resurfaced, Upgraded Tile, Stacked Rock around Spa 2014

- \$4825.00 3.5 Ton Trane Condenser and Coil 2018

- \$425.00 Replaced Capacitor and Condenser Motor in upstairs AC Unit.

- \$1600.00 to rebuild the 30+ Foot Elevated Deck in the picturesque backyard

-297 Sq Ft in the Detached Studio with its own heating and cooling system, as well as FULL BATH and Commercial sized Infrared Sauna.

-Hill Country Sized Custom Covered Patio (close to 50 feet +/- in length)

-Custom Lighting above and below Kitchen Cabinetry

- Texas sized Living Room and Detached Studio are both wired for sound

-40,000 Gallon / 9 Foot Deep SALTWATER POOL with HEATED SPA

-Decking around entire Saltwater Pool and Heated Spa

-Lights in Saltwater Pool and Heated Spa

-Two Fountains

-Two Sheer Descents

- \$2000.00 +/- in upcoming pool repair: Pool Heater Manifold will be new (on order with Tex-Sun Pool Service and Repair)

-Cleaner Booster Pump new

-\$400.00 Salt Cell 2018

-\$100.00 Solar powered EcoSmart Roof Vent in Garage

-HUGE and Very Private 12,500 Sq Ft CULDESAC LOT (per Survey and Plat Link on HAR). TAX RECORDS ARE INCORRECT.

As you know, this is a RARE FIND these days even more so than in the past. PLUS, the land on the other side of the fence is tranquil and thickly wooded, versus backing to another subdivision home.

-Outside Cabinet is wired for TV