

## **Seller's Favorite Features & Upgrades**

**21910 Erincrest Dr.**

**Katy, TX 77450**

**MLS #47596726**

### **Home:**

- House did NOT flood
- New roof 2020
- New A/C 2019
- Quiet cul-de-sac corner
- In golf course community – convenient access to miles of trails
- Open concept kitchen and family room
- Fresh paint throughout
- Crown molding entire first floor
- Harwood floors in entry and family room
- Flex room or sunroom has doors to both the covered patio and the main room
- Back staircase opens to the upstairs game room from kitchen.
- Desk area to the side of the kitchen with Avanza counters
- Computer niche located between the game room and the front stair landing.

### **Main Room Down & Main Bath:**

- Tray ceiling with crown molding
- Private door to flex room
- Plantation shuttered windows
- Dual granite vanities with under mount sinks
- Separate walk-in shower
- Linen closet
- Spacious walk-in closet
- Whirlpool jetted tub

### **2<sup>nd</sup> Bedroom Downstairs:**

- 2<sup>nd</sup> Bedroom - Guest Suite that can be used as a mother-in-law suite
- Raised ceiling with fan.
- Double door closet
- Adjacent full bath with cultured marble vanity and tile floor

### **Kitchen:**

- Raised eat-up bar
- Large pantry
- New gas cooktop (2021) surrounded by stone hearth.
- Avanza counters with tile backsplash
- Plentiful cabinet storage
- Butler's pantry with Avanza counter, under-cabinet lighting

### **Formal Dining:**

- Double crown molding
- French door entrance to the front patio
- Tiled floor

### **Family Room:**

- Hardwood floors
- Raised stone hearth with gas-log fireplace and stone mantle
- Built-in entertainment center
- Pre-wired for surround sound

### **Study:**

- French doors open from foyer to study
- High ceiling and numerous windows provide bountiful light

### **Game Room:**

- Accessible by both the kitchen staircase and the front staircase
- Raised ceiling
- Raised windows for easy furniture placement

### **Garage:**

- 3 car garage
- Large porta cochere with ample protected parking
- Network accessible garage door opener and Ring spotlights

### **Laundry Room:**

- Electric & Gas dryer connections available

## Attic:

- Large walk-in attic or build it out for extra room

## Back Yard:

- Granite pool with beautiful waterfall
- Wired for outdoor speakers
- Covered flagstone patio
- Fenced
- Sprinkler system & gutters front and back

Thank you for visiting!

Make this your new home.

