



NB Elite Realty

**Additional Upgrades, Updates and Cane Island Amenities**  
**1714 Dove Ridge Drive, Katy 77493**

- Drapes and privacy curtains - \$12,000
  - Installed 2018
- Hunter Douglas privacy blinds (study and formal dining) - \$2,500
  - Installed 2018
- Custom study desk with high gloss drawers and floating shelves - \$5,500
  - Installed 2021
- Wood floor in the master bedroom - \$2800
  - Installed April 2018
- Added additional drawers underneath the kitchen cooktop.
- Added pull out drawers for spices.
- Water softener plumbing - \$675
- Whole house water softener with reverse osmosis machine - \$5,000
  - Installed April 2018
- Extended patio - \$6,260
- Upgraded elevation to stucco - \$8,000
- Front door and patio security camera included.
- Control home lights with your phone through home app or Siri. Set scenes, automations, set on vacation mode, etc....
- Smart sprinkler system with auto watering and adjusts automatically based on local weather patterns.
- Smart garage door. Open and close with your phone from anywhere.
- Garage door upgrade to single 16' wide - \$1,100
- 8' mahogany front door - \$1,000
- 8' interior door on first floor - \$1,500
- Stained oak starter step - \$1,075
- 5 burner cooktop - \$720
- Upgraded kitchen Travertine backsplash - \$900
- Gutters around the house (front, back, and sides) - \$1,100
- Guest bathroom converted to a standing shower - \$850
- 28" refrigerator cabinet with stained side panels - \$590
- Upgraded level 3 kitchen granite - \$2,600
- Exterior flood lamps
- Added Interior recessed ceiling lights with one eyeball recessed light in family room ceiling.
- Under cabinet lighting - \$465
- Dedicated outlets in the garage
- Exterior soffit outlets with switch for Christmas lights
- Prewire media room for surround sound - \$350
- House prewired for alarm system with sensors in doors and windows; glass break and motion detectors included as well.
- Upgraded undermount Bianca kitchen sink - \$800
- Upgraded bathroom cabinets/sink/shower/tub/faucets + - \$4,500
- Gas line on back patio - \$350

Make offer on washer/dryer, kitchen refrigerator & exterior freezer.

With great offer, whole home water softener located in garage to convey.

**\*\*The home's electrical grid is tied to the Katy fire department. Seller's never lost power or water during Hurricane Harvey or the 2021 freeze\*\***

### CANE ISLAND AMENITIES

Located centrally in neighborhood with a 10 min walk to Amenity Center, resort pool, lap pool, fitness center, yoga studio, The Oaks restaurant & Bar and Paperback Park: splash pad, toddler park, kids park, basketball court, pickleball court & volleyball court.

**Cane Island Amenities include resort style pool, year-round lap pool, 24-hour access fitness center & yoga studio, fitness classes, conservatory, community garden & The Oaks Restaurant & Bar. As a Cane Island resident, you have a full-time, on-site Lifestyle Director! The director hosts a myriad of entertainment including crafting, cooking classes, wine tastings, bunko, book club, running club, gardening club & poker nights. Live music weekly at The Oaks restaurant & Bar, craft/vendor/food trucks and summer movie nights on the amenity center lawn are also on the calendar frequently.**

**Miles of winding trails, thoughtful parks, and picturesque waterways call to the adventurer within each resident. Hike, bike, play and kayak across Cane Island. Our community is a haven for those looking to amplify their time outdoors.**

**Perched high above Cane Quarter, the Ambassador Suite is a private luxury cottage. Inside this custom-built treehouse, residents experience Cane Island's most elusive amenity. It is available by request for an exclusive overnight getaway.**