

## 28023 Canyon Wren Dr – Home Features & Upgrades

- Roof – Approx 10 years
- Whole house water softener
- ADA complaint with ramp in the garage, guest bathroom wheel chair accessible
- Fresh paint
- Brand new carpet
- Vinyl plank flooring
- Water filter for drinking water spout on kitchen sink and fridge, filter changed this summer
- Gaslog fireplace, recently serviced
- A/C and furnace serviced twice a year
- In-ground lawn sprinkler
- 2-car attached garage
- Auto garage door opener
- Pre-wired alarm system
- Raised ceilings
- Thick crown molding
- Granite counters
- Stainless steel appliances
- Under-cabinet lighting
- 2" blinds
- Covered patio with dual ceiling fans
- Fenced backyard
- Covered front porch
- Beveled glass front door
- Primary en-suite bathroom with dual sinks, jetted tub & shower
- Walk-in closet
- Sliding barn doors
- Katy ISD schools
- Steps away from park