



Home Information

22902 Rainbow Bend Ln, 77450 Katy, TX

Neighborhood Amenities:

Cinco Ranch offers: Parks, trails, 11 pools, 17 tennis courts, 3 sand volleyball courts, 2 basketball courts.

Age:

Furnace:	2009/2014	Roof:	new, October 2021
A/C:	2009/2014	Stove:	2018
Water Heater:	installed Feb 2015		
Flooring:	2015		
Dishwasher:	Bosch Benchmark series, 1.5 years old		

Average monthly Utilities:

Electricity:	\$150-\$300
Gas:	\$20-\$80
Water:	\$80-\$200

Upgrades/Remodeling:

2021 full interior painting	\$7800
Laminate Flooring 2015	\$12450
All doors and trims painted	\$3650
Built in shelves in living room with new outlet	\$1200
New roof in October 2021	\$18500
New fence right side September 2021	\$1200
Left side August 2019	\$1800
Landscaping 2021	\$4920
Additional patio with lighting 2019	\$4125
2019 Sprinkler System 7 zones (sprinkler and dripping system for flower beds)	\$5600



Powder room remodeled in 2020:	\$5896
<ul style="list-style-type: none">• Wall mounted toilet with concealed tank and• LED ambient lighting• Wall mounted vanity with heavy duty soft close drawers	
Primary bathroom all remodeled in 2021:	\$35680
<ul style="list-style-type: none">• New flooring, new tub, new shower with Grohe fixtures, rain shower and handheld shower,• All wall tiles are real marble tiles, tiled shower base with hidden drain.• Shower and bathtub area with 2 big niches and glass shelving,• Both niches with LED ambient lighting.• Chandelier above bathtub and heated towel rack at bathtub with timer switch• Marble tiles are sealed• Shower frameless glass door• Vanities: German cabinets with soft close heavy-duty drawers• New mirror and new LED lighting above the mirror• Wall mounted toilet with concealed tank, design back panel at toilet and cabinet above the toilet with integrated led lights• Toilet room has handheld bidet sprayer with warm and cold water installed.	
Upstairs bathroom remodeled in 2020:	\$21544
<ul style="list-style-type: none">• New flooring, new tub, wall mounted Bidet toilet with warm and cold water, design print behind toilet• Grohe fixtures, handheld shower, glass sliding tub door,• all wall tiles real marble (sealed), big niche with glass shelves and led lighting.• Wall mounted and heated towel rack with timer.• Framed mirror and new led ceiling lights.• Wall mounted vanities with heavy duty soft close drawers,• wall mounted faucets.	
Primary bedroom closet:	\$2860
New extra deep shelves and new led lights:	
Kids' room:	\$4150
Closet with build in drawer chest and new extra deep shelving, Door enlargement to accommodate 3 bi-fold doors	
2021 New ceiling fan in kids' room	\$250
New blinds in primary bedroom and kids' room	\$350
Second kids room closet:	\$1800
New and deeper shelving:	



New kitchen in 2018	\$29650
<ul style="list-style-type: none">• All heavy duty soft close drawers and pull outs.• Pull out trash can, pull out lazy Suzan,• Panel ready Bosch dishwasher, induction cooktop,• Build in oven and microwave, build in fridge and Stainless-steel vent hood, wall cabinets with glass doors have LED lighting,• Under cabinet LED lighting	
2018 wall cabinets in laundry room with soft close doors	\$1230
Recessed led lights throughout house	\$1500
Crystal chandelier in hallway	\$980
Water heater 2015	\$1050
TOTAL:	\$168,185