

Amenities – 23618 Tirino Shores Drive, Katy, TX 77493

- NEVER FLOODED
- No easement on East side of property
- No back neighbors
- Over-sized lot (0.27 acres)
- 19,000 Gallon heated pool with sunshelf (3' to 6' deep)– built in 2017
- 500,000 BTU Pool Heater – installed in 2017
- Inline Chlorine dispenser – installed in 2017
- 10' x 12' foot Pavilion with outlets, can lights, and fan – built in 2017
- 2,200 ft² Cool Decking – built in 2017
- Concrete pad for pool chemical cabinet and trash cans – built in 2017
- Upgraded gas meter – installed in 2017
- French drains on West Side of Property – installed 2017
- French drains on East Side of Property – installed 2020
- 7-zone WIFI enabled sprinkler system with remote monitoring and wireless rain sensor – installed 2017
- Crown molding throughout – installed 2022
- Custom built wainscoting in Dining Room – built in 2020
- Butler's pantry
- 18" tile throughout common areas and bathrooms
- Hardwood in Study and Dining Room
- Custom backsplash – installed 2015
- Under-cabinet lighting (RGBW – smart lights) – installed 2021
- Network cables run from central closet to Primary Bedroom and Living Room entertainment centers – installed 2017
- HDMI, Coaxial, and Optical Cables run through wall behind Primary Bedroom and Living Room entertainment centers to behind television to hide wiring – installed 2017
- Floating entertainment center in Living Room – installed 2017
- Screened in back patio with ceiling fan and French doors leading to back yard – installed 2021
- Natural Gas hookup on back patio for barbecue grill
- Closet system in secondary bedroom – installed in 2019
- Fresh paint – 2022
- POE Camera system with 2TB NVR and remote access – installed 2017
- Pre-wired for Alarm System
- Dual source fireplace: wood/gas
- 3-Car driveway entry – expanded in 2018
- PEX Plumbing system with individual shutoffs to every fixture
- Updated lighting – installed in 2018
- Exterior lights – front installed 2015 and rear installed in 2017
- Soffit outlets for holiday lighting – installed in 2019
- Ultra-quiet, belt-driven WIFI connected garage door openers with backup batteries – installed 2020