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# 410 GENTILLY DRIVE

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*Fully updated home with a pool! This masterfully renovated home has been completely remodeled with designer touches, on-trend selections, and quality materials inside and out! The list of this stunning home's endless upgrades are outlined below.*

## **GENERAL SPECS:**

- **FULLY remodeled** in 2020 and beyond!
- +/- 1,650 SF
- 3 bedrooms
- 2 bathrooms
- Oversized 2 car garage with epoxy floors & 6' extension lined with built-in upper cabinets.
- Situated on an expansive 9,000+ SF lot with a large recently updated pool & ample greenspace leftover.
- Zoned to highly rated schools in the award-winning Katy ISD.
- Located in the conveniently located established neighborhood of West Memorial in the heart of south Katy.

## **RECENT UPDATES:**

- Roof = 2020
- HVAC = 2016
- Pool updates include:
  - Replastered = 2019
  - Tile replaced in 2020
  - Coping updated to travertine in 2020
  - Pool motor replaced in 2021
  - Recent Hayward 4 wheel suction-side pool cleaner
- Recently replaced interior doors & doorknobs throughout
- Fresh paint throughout (including all walls, ceilings, & baseboards)
- All interior lighting, fans, & fixtures
- All plumbing fixtures have been recently replaced throughout
- Durable wood look 7" laminate floors effortlessly flow throughout the entryway, formal dining room, living room, & hallway leading the spacious bedrooms.
- All bedrooms feature recently replaced carpet
- All bathrooms have been fully updated
- Replaced electrical panel
- Updated PEX plumbing
- Blown fiberglass R-30 insulation in attic (2020)
- New fence completely surrounding the backyard & side gate replaced in 2020
- Garage door replaced in 2019
- Garage door opener replaced in 2020
- 2" faux wood blinds throughout

## **FULLY REMODELED OPEN CONCEPT KITCHEN:**

- Quartz counters with transparent quartz particles provide an added layer of depth
- Ceramic Moroccan inspired designer backsplash
- Refinished cabinets accented with designer hardware
- Recently refinished tile floors
- Undercabinet lighting
- Updated chandelier
- Recent appliances include:
  - Energy Star Certified Frigidaire dishwasher
  - SmudgeProof SS Frigidaire microwave
  - GE radiant cooktop with SS trim on a sleek glass surface
- SS undermount sink with recent pull-down sprayer faucet
- Double Ovens

## **QUALITY FINISHES, DESIGNER TOUCHES, & FUNCTIONAL FLOORPLAN:**

- Spacious family room complete with:
  - Durable wood look laminate floors stained an on-trend neutral grey
  - Vaulted ceilings highlighted by recently refinished beams & designer ceiling fan
  - Fireplace with recently refinished brick, raised hearth, wood mantle, & was recently repaired, crown was added, & was professionally deep cleaned.
  - Wall of windows overlooking the private backyard oasis
- Expansive primary bedroom with recent carpet, updated ceiling fan, an oversized window overlooking the pool, & a huge walk-in closet complete with floor-to-ceiling built-in shelves & built-in shoe storage on two sides.
- Luxurious primary bath recently updated to include:
  - New wood-stained vanity with barn style door fronts, beautiful counters, dual sinks, & modern faucets.
  - Giant walk-in shower with updated tile surround, hexagon tile floors, inset shelf accented with hexagon tile, & contemporary spray rain shower head.
  - New tile floors
  - Dual framed mirrors
  - Designer lighting
  - New toilet
  - Floor-to-ceiling built in shelves
- Formal dining room opens directly to the spacious living room & has been updated with wood look floors, & a designer chandelier.
- Breakfast room complete with recently replaced designer chandelier, a wall of bay windows overlooking the private pool, & is ideally situated between the kitchen, family room, & door leading to the backyard oasis.
- Welcoming entryway features a large covered front patio, recently replaced front door, & interior & exterior lighting.
- Secondary bathroom recently updated with:
  - Wood-stained vanity with barn style door fronts, gorgeous counters, undermount sink, & modern faucet.
  - New bathtub complete with tile surround accented by hexagon tiled shelf, modern shower head, & new faucet.
  - New tile floors
  - Framed mirror
  - Designer lighting
  - New toilet
  - Floor-to-ceiling built-in shelves
- Spacious secondary bedrooms both have recent carpet, updated ceiling fans, & generously sized closets.
- Large laundry room lined with upper cabinets

## **NEIGHBORHOOD INFORMATION & AREA AMENITIES:**

- [West Memorial](#) is an established suburban neighborhood with an active community association providing the following amenities:
  - Neighborhood pool
  - Clubhouse
  - The neighborhood park is complete with play areas & a pavilion.
  - Exclusive neighborhood events include Easter egg hunts, movies at the pool, trunk or treat, & holiday in the park.
- Katy ISD was recently ranked “number 1 school district” in the greater Houston area & number 13 (of over 1,000 school districts) in Texas. ([Source: Niche](#))
- Conveniently located minutes from I10, Grand Parkway, the Westpark Tollway, Katy medical center, Katy Mills Mall, Energy Corridor, & endless shopping, dining, & entertainment options.