

3010 Lakes of Katy Lane

PRESENTED BY JULIE PFLUEGER



Special Features

- Premier water ski, wake board, wake surf and tubing lake community zoned to the best schools (Katy High School) offering a low 2.18 tax rate and no MUD tax. Never flooded.
- Custom built home in 2016. No expense spared.
- Two separate His (28x28) & Hers (24x24) car oversized garages with epoxy floors, floor drain, built in cabinets, shop sink, built in stereo system. His attic storage with lift allows lifting of furniture etc. into the attic. Insulated garages & doors. Complete with fluorescent lighting, full length shelving, et (15x28 =420ft³) of storage.
- Built in Vacuflo system throughout the house and garage.
- Private lagoon shared with one other neighbor.
- Custom kitchen with Benedettini cabinets. French country style. Kitchen-Aid appliances.
- Custom boat house with electric lift, touchless cover, dock box, built in stereo system, hose bib.
- Outdoor kitchen with granite counter top, sink, refrigerator and oversized gas grill.
- Custom gas fired fire pit.
- Swimming pool and hot tub.
- All trees are irrigated.
- Flower pots with dedicated irrigation lines.
- Generator and built in disconnect breaker.
- 2" X 6" wall construction with extra insulation.
- 3 a/c units - located on garage wall (not next to any bedroom)
- Steel front entrance door.
- Custom cabinetry throughout the house including kitchen, office, living room, media room and laundry room.
- Built-in wine refrigerator and bar area.
- TV/media room with full insulation, built in cabinets and 72" television. Built in surround sound speakers.
- Living room with built in speakers in living room, kitchen and outdoor patio.
- Master bathroom with his & hers cabinets and sinks. Also his & hers walk-in closets with built in cabinets.
- Plantation shutters throughout house and including both garages.
- Exposed wooden beams in kitchen, living room and dining room.
- Insulated water well pump house.
- Septic system.
- Built-in water softener.
- Transient voltage surge suppressor to protect all incoming power.
- Tankless hot water heater.
- Large 1.157 acres with lots of privacy, exceptional landscaping
- Boat trailer storage area - side of garage cement.