

2502 Brazos Trail, Katy, TX 77493

Custom Features List

- 1) Builder warranty valid until 28-August-2022
- 2) Custom pool (53 ft x 22 ft) with resort style beach entry, and fully tiled Spa
- 3) Outdoor kitchen and resort-style patio area with playground
- 4) Triple sliding door to patio, 15 ft long by 8 ft tall.
- 5) Two (2) car garage, plus one (1) car garage. Both with epoxy flooring, built-in shelves, and wifi controllers.
- 6) Whole house water filtration system (Carbon and softener)
- 7) Drinking water filter under kitchen sink with alkaline water
- 8) Motorized zebra blinds in master, office, gameroom, retreat, and upstairs bedrooms (2)
- 9) Movie room with 120 inch screen, projector, and surround sound system
- 10) Built-in cabinets in living room
- 11) Two (2) mud-rooms, one in each garage
- 12) Entryway courtyard with gate
- 13) Built-in bar
- 14) Accent paint in entrance dome ceiling, dining room, hall,
- 15) Custom built feature primary bedroom wall
- 16) Outdoor lighting (flood lights, coach lights and recessed lights)
- 17) Alexa enabled thermostats, ring doorbell, blink cameras, and outdoor/indoor lights
- 18) Complete underground sprinkler system throughout the house with programable controller.
- 19) Complete back-yard and pool drain system