

2011 Fairbranch Court Updates

- Oversize lot with developers brick fence along back, brick fence was added by Cinco after Hurricane Ike.
- Oversize garage with workshop, partially floored garage attic. Garage apron extended six feet.
- 2008 New roof (Hurricane Ike).
- 2014 Engineered hardwood floors down stairs, granite countertops in kitchen.
- 2014 Upgraded Dishwasher - Super Quiet! Bosch
- 2015 replaced downstairs furnace.
- 2017 replaced upstairs furnace.
- No flooding or standing water ever, or during Hurricane Harvey. Elevation is 125 feet.
- 2019 complete remodel of the three full bathrooms, replaced water heater.
- 2020 rebuild of breezeway fence, remove koi pond & built rock garden. No frozen pipes during big freeze.
- 2020 Added Moss Rock Landscaping to major flower beds.
- 2021 replaced both outside AC units.
- 2021 replaced built in microwave oven
- Insulation & ventilation. Attic insulation upgraded to R-49, radiant barrier in attic, improved attic ventilation.
- New ceiling fans throughout. Bedroom fans have remotes.
- New door hardware and cabinet hardware throughout the house.
- Kitchen ceiling lights upgraded to pendants & LED spots. The breakfast area lighting replaced, Pottery Barn.
- Storage building 8'x10' in backyard.
- Extensive Ring security system. 2020
- Custom Valance w velcro added to make removal and cleaning a breeze.
- Window Blinds, shades and verticals in all room.
- Solar Screens - full coverage in most direct exposure, half solar screens on other windows
- Double pane window glass, original to house, but was unusual for Katy when we built.
- Established trees and landscaping.
- 2022 All Exterior painted & power washed.
- 2022 New Carpet.
- 2022 Neutral paint in all interior with some rooms repainted inside.