

UPGRADES TO 5726 VILLAGE GREEN DRIVE

- 2004 Added garage apartment
- 2005 - Hardwood Hickory 5" wide by Brite Floors in living room, dining room, foyer, study & 1 powder room
(sanded & finished – can be refinished many times as opposed to engineered floors that can only be refinished once.)
- 2016 Upgraded master bathroom
New granite, tile floors, color lighted spa tub, shower (frameless glass), new sinks, new faucets
- 2016 New sprinkler system (16 stations)
- 2017 Alkaline drinking water system added & water softener for the rest of the house
- 2019 – Leaf filters
- 2021 - 50-year composition single roof By State Roofing
- Dish Washer replaced 20????
- 2021 Major upgrade to kitchen, back patio & exterior of house
Painted exterior, New tile floors kitchen, breakfast, family room, utility room, secondary bathrooms & half bath , tub surrounds in secondary bathrooms, Quartz counters in kitchen, 2 bathrooms and both half baths, light fixtures replaced in both bathrooms and half baths, Painted interior of garage, added new light fixtures to foyer, dining room, kitchen bar & breakfast room, new ceiling fans for back patio
- 2022 Painted complete interior of home, including crown molding, new carpet in all bedrooms, Painted all cabinets, including bathrooms,
New garage door opener
- All 3 ACs have been replaced: 1 in 2016 and 2 in 2021
- All door hardware & bath & kitchen faucets have been replaced over the last 5 years

Interview with the Sellers

1. Why did you decide to buy this home for yourself?

Needed more space and preferred Katy School District

2. What do you think are the best features of your home?

- Sand & finish hickory floors
- Large windows overlooking the back yard, which has a variety of birds: hawks, cardinals, blue jays, humming birds; squirrels and an occasional doe has been known to show up.
- 1-1 garage apartment over garage
- 3-car garage + 3-car carport
- Close to downtown Katy
- Plenty of storage
- Lots of natural light

3. What do you like best about your neighborhood?

Katy police: very safe / no crimes since we've lived there

Katy Fire Dept. is very close

Walking distance to Peckham Park, which has mini-putt putt and work-out facilities and indoor pool

Tax rate \$1.00/\$100 less than Cane Island

4. What are your favorite places for recreation, shopping and eating nearby? Walking trails at Peckham Park (and more coming within the City of Katy, soon.

Los Cucos (the original)

H-E-B

Krogers

Wal-Mart

SKETCH ADDENDUM

Borrower or Owner

Property Address 5726 Village Green Dr

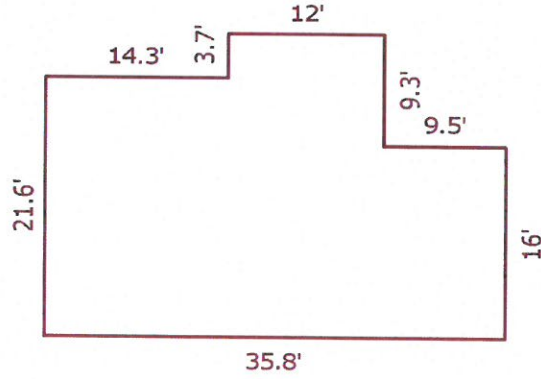
City Katy

County

State TX

Zip Code 77493

Client



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
OTH	Garage Apartment	764.48	764.48

AREA BREAKDOWN	
Breakdown	Subtotals