



UPGRADED HOME FEATURES

ITEMS THAT HAVE BEEN REPLACED AND CREATURE COMFORTS

6403 MIDDLELAKE COURT | KATY, TEXAS 77450

- Both HVAC units have been replaced with Lennox XC25 (24 seer) variable speed, ultra high efficiency units – 8 years ago
- Tankless water heater – installed 2 years ago
- Water Softener – installed 2 years ago
- Pool pump – replaced 2 years ago
- Pool has salt water
- Pool has integrated, in-floor cleaning system
- Pool has pebble-tec surface
- Carpet Replaced
- Cabinets and drawers have soft-close feature
- Wood-look porcelain tile with dark grout to hide high traffic areas
- Smart lights that you can control from your phone
- Motion lights in many areas – closets, laundry room, etc.
- Vessel sink in the Powder bath is hammered nickel
- Natural gas line outside on the patio
- 2 Outdoor speakers
- Television on the patio remains with the home
- This home is zoned for your Student to either ride the bus, carpool, or ride/walk to Roosevelt Alexander Elementary



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