

Upgrades / Features List

1930 Dakota Run Lane
Katy, TX 77493

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Exterior

- All windows resealed
- Added sprinkler system -\$1500 (2019)
- Added new, permitted/HOA-approved back patio cover (with mist system & light/fan)
- Added new, permitted/HOA-approved garden shed (2017)
- Extra storage above garage with new flooring
- Insulated self-closing garage entry door (2017)
- New generator with transfer switch and cable (Powers furnace, water heater requires no electricity, and select lights/receptacles).
- New gutters-perimeter of the home (2022)
- New roof - \$8500 (2016)
- New water softener (2016)
- Painted inside and out (2022)
- Pressure-washed annually
- Tiled covered back patio and front porch
- Trimmed & pruned front yard oak tree (2023)
- New perimeter fence (2021)

Interior

- Primary bathroom renovated with new tile flooring, shower, fixtures, cabinetry, storage, recessed led lighting
- Replaced two standard fluorescent lighting fixtures in kitchen with new LED recessed lighting
- Replaced builder grade cabinetry with new kitchen slow closing cabinet doors and drawers, including; custom tray drawers, lazy Susan to maximize space & comfort, pull-out space utilizer under kitchen sink, pull-out drawers. New kitchen sink & faucet.
- Laundry room, added modern cabinets for storage (2020)
- Fridge stays with the home
- Replaced carpet in living room, dining room, primary bedroom, and stairway with engineered hard wood flooring -\$4000 (2019)
- Security system (owned), stays with the property
- Fire proof security safe upstairs stays
- New water heater (2020)
- New air conditioner evaporator coil and plenum (2021)

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Other

- Extra full box of hardwood stays with the home
- Extra floor and wall tiles stay with the home
- Left over paint for future touch-up's stays with the home
- Garage detached shelving, work bench and tool pegboards stays with the home
- Mounted TV's in upstairs bonus room & living room stay with the home

Sellers had Professional Home Inspection by Morse Inspections on December 2021 for pre-listing preparations. Seller repaired items were reinspected January 2023 and report was updated (Reports available).