



**COLDWELL
BANKER**
REALTY

10101 Sweet Willow Lane

Features and Upgrades

- High efficiency double pane, tilt-in, Low-E windows with screens
- All windows have blinds
- Spacious outdoor kitchen with granite, piped gas and fire pit
- Large raised-bed garden (12'x23')
- 2 porches (front and back) - in addition to outdoor kitchen
- Gutters
- Large yard (13,000 sqf lot) with roses, Pecan, Bradford Pear, and Burr Oak
- 3-car garage with pass-through garage door for back yard
- Garage workbench with lights and tool racks
- 2 garage-door openers
- Negotiable gun safe
- Negotiable high-end slate pool table
- Negotiable all stainless appliances
- Upstairs and downstairs master bedrooms
- Custom office over foyer
- Custom wood ceiling over foyer
- Walk-in attic storage in 2 rooms
- Custom bathroom Reno with walk-in shower
- 2 60-gallon water heaters
- Pex piping + central water distribution
- Gas line for utility room (negotiable high-capacity gas dryer)
- Ethernet and cable distribution hub for all rooms
- Wired for whole-home security
- Dual HVAC systems - upstairs (new in 2021) vs downstairs
- Brick on all four sides of the house
- Hardie plank exterior
- Greenbelt and field access
- Neighborhood pool access
- Bryant Elementary 5-minute walk
- Zoned for Katy High
- Low HOA dues
- Ceiling fans in every room
- TONS of storage
- Medicine Cabinets
- Super quiet exhaust fans/lights in downstairs bathrooms
- Two bedrooms and two full bathrooms downstairs
- Wired for surround sound in living room
- Large bonus room upstairs