



Welcome Home!!

1235 Summer Park Lane, Katy, Texas 77450

Things we LOVE about this home!

1	Walking distance to Schools, shopping, After school programs, car wash, grocery, fast food, dental and furniture stores
2	Never Flooded
3	Home faces East - West, so a lot of natural light throughout the home.
4	Memorial parkway neighborhood is friendly and quiet
5	Office area which can be converted into 4th bedroom by putting a wall between kitchen and office. Room has a window & Closet.

Things we LOVE about this Area!

1	Zoned to KATY ISD- Good Schools.
2	The street is quiet and the neighborhood is calm and quiet.
3	Great Public library programs and activities.
4	Easy access to I-10, Hwy 99 and Mason Road.
5	Lots of dining options with good restaurants and fast food joints, food trucks & coffee shops.
6	Minutes away from Houston city limits
7	Easy access to pharmacy, dental offices, Hospitals, furniture stores, grocery stores, convenient stores, gas stations.

Trash & Recycle pick up days: Mon/Thur

Homeowner Checklist

Year Purchased	2012	Year Built	1981
AC	2012 or older		
Roof	2022		
Carpet	2018 (except in Office)		
Dishwasher	2023		
Fridge	2020		

Water heater	2021
Disposal	2012 (new plumbing)
Microwave	2012
Elect. cooktop	2014
Garage door	2022

Average Monthly Utilities & Cost	High \$
Electricity	\$300
Gas	\$45
Water & Sewer	\$90
Trash	Included in MUD

Low \$
\$120
\$20
\$40
Included in MUD

Other Improvements:

Outdoor Pergola Patio w/stones - 2017
Completely New South side fence with finished side facing us from back to front.
Kitchen was recently upgraded with granite counter tops, sink and faucets.
New Front door
New Gutters on back and side
New Fans w/daylight bulbs

Note: Sellers MAY need a lease back.