

# 1454 Country Park Drive, Katy, TX, 77450

## Nearly \$100,000 in upgrades, improvements & replacements

*(Professionally Done HomeOwner-style, NOT like a “flip” property)*

**Major Renovations (2021-2023)** Extensive Kitchen & Bath remodels (see below), Popcorn ceiling removal throughout, Upgraded baseboards, All new 2” blinds, Light fixture upgrades, All new stylish interior doors with brushed nickel hardware, Ceiling fan upgrades (some with remotes & LED lighting), LVP Wood-look flooring in main living areas, Upgraded carpeting in all bedrooms, Upgraded sliding closet doors in master with added switched closet lighting, Complete interior paint (tri-tone with white ceilings), Added LED recessed-can lighting (Den, Kitchen, Coffee bar, Breakfast bar, Master Bedroom, both baths-Tub & Shower), Indirect LED lighting in kitchen and main living areas, breakfast & master sliders replaced with french doors with integrated blinds, oversize front gutters and downspouts, Solar Screens, Front Porch upgrade with wood-look ceramic tile with black “baseboard” look and porch facade upgraded to “Craftsman-style” complete with new posts & trim.

**Kitchen Remodels** Granite countertops, subway tile backsplash, Brushed Nickel commercial grade pull-down faucet with extra-deep single-basin commercial stainless sink, Switched LED over/under cabinet lighting, All new stainless Samsung appliances (microwave with vent hood, dishwasher, gas range - fridge negotiable?). Custom-crafted breakfast booth with extra kitchen storage, Cabinetry makeover with additional base cabinetry, multiple electrical upgrades (switched LED cabinet lighting, recessed LED overhead can-lighting, and multiple power outlets added).

### **Bathroom remodels (both baths)**

**Master Bath:** Shiplap accent wall, Indirect lighting, Lighted mirrors, Granite counters, Upgraded dual undermount sinks, Brushed nickel hardware (all), relocated shower control, Custom wall cabinetry with dual shelving and eight added electrical outlets inside, New elongated commode with dual flush, Tub conversion to designer tile (to ceiling) standing shower, Custom shampoo niche (with wood-look & designer pebble-tile accent, grab-bar prepped), arched “rotator rod” shower curtain, brushed nickel shower hardware, flat-pebble-tile shower flooring and wood-look ceramic tile room flooring.

**Hall Bath:** Designer tile (to ceiling) tub surround, ceramic tile flooring, brushed nickel tub hardware, custom shampoo niche (with wood-look & designer glass accent tile, grab-bar prepped), Granite counters, Upgraded brushed nickel plumbing hardware (all), New elongated commode with dual flush, Upgraded LED lighting and vanity mirror.

**Additional Recent improvements/replacements:** New Roof with upgraded bracing, Double-pane window replacement (all), Gas Water Heater, Fencing replaced w/ 3 new gates & upgraded hardware, fenced concrete bin-storage, lockable lean-to storage building, powered garage exhaust fan (cools attic too for lower electric bills).

**Other Value-add features:** Oversize Lot with Full yard rain-bird sprinkler system, Electrical panel upgrade, rear walk-gate (walk to HEB!) with side fences moved forward so all side windows & doors are now in the backyard. Additional pull-down attic staircase in garage, room-finish garage flooring, three 4-foot LED lights added in garage, multiple attic lights added, 4-sides brick, low electric bills, and decorative garden fencing.

**Seller is a Licensed Texas Real Estate Professional**