



HARMAN RESIDENTIAL
REALTY GROUP

22235 Provincial Boulevard, Katy, Texas 77450-1703
3 Bed | 2 Bath | 2 Car Detached Garage | Year Built 1972
1,845 Sq. Ft. | 10,120 Sq. Ft. Lot per Appr Dist.

Key Updates (2023)

- Full home PEX re-pipe
- Low-E double pane windows
- SPC Luxury Vinyl Plank flooring throughout
- HVAC blower motor + circuit board, air supply box (Plenum) & ductwork
- Upgraded Breaker Panel & added GFCI's to interior & exterior of home.
- Cellulose blown-in insulation
- HVAC system serviced & re-charged /w Freon
- 5-piece GE Kitchen Appliance package
- Tankless water heater (5.27 GPM)
- Interior doors & hardware
- Soft closing cabinetry throughout.
- Venato quartz countertops
- 4" baseboard & trim throughout

Kitchen (8.5' x 14.5')

- Custom wrapped recessed vent hood
- Porcelain Farm-House sink
- Soft close cabinets & drawers
- Under cabinet mounted outlets & lights
- Zellige Pearl Opal Polished Ceramic backsplash tile

Appliances

- Profile 30" Built-In touch control electric cooktop
- 2.2 Cu. Ft. Capacity 24" Countertop Microwave Oven
- 24" Stainless steel interior dishwasher /w Sanitize Cycle & Dry Boost + Fan Assist
- ½ HP 2600 RPM continuous feed garbage disposal
- 36" Recessed Vent Hood insert /w adjustable CFM blower
- 30" Smart Built-In self-clean Single Wall Oven /w never-scrub racks

Mud/Utility Room (8.5' x 5.5')

- Reverie Décor 11 deco tile flooring

Breakfast Area (10.5' x 7.5')

- Modern pendant lighting Chandelier

Dining Room (11.0' x 12.0')

- Perfectly positioned off the kitchen & living room
- Modern 6-Light sputnik chandelier

Family Room (16.5 x 19.6")

- Open layout filled /w natural light
- Vaulted ceiling /w beams spanning the full length & width of room
- Wood burning fireplace

Primary Suite (16.0' x 12.3')

- Matte black LED 52-in flush mount ceiling fan (5-blade)
- Added second air supply

Primary Bathroom (9.5' x 6.3')

- Double sink vanity equipped /w under mount sinks & metal framed vanity mirrors
- 3-Light modern vanity lights /w clear glass shades
- Matte black 3-hole bathroom faucet /w metal pop-up drain assembly
- WaterSense certified design Pro-Flush elongated toilet
- Exhaust fan

Second Bedroom (13.0' x 11.0')

- Walk-in closet
- Matte black LED 52-in flush mount ceiling fan (5-blade)

Hall Bathroom (8' x 5')

- Matte black 3-hole bathroom faucet /w metal pop-up drain assembly
- 3-Light modern vanity lights /w clear glass shades
- WaterSense certified design Pro-Flush elongated toilet
- Exhaust fan

Third Bedroom (13.0' x 10.3')

- Reach-in closet
- Matte black LED 52-in flush mount ceiling fan (5-blade)

Detached Garage (21.0' x 22.0')

- Two new ½ HP Smart Quiet Belt Drive garage door openers /w Battery Backup

Additional Key Features

- Spacious fully fenced backyard /w newly installed privacy fence closing in breezeway.
- Gutters on front & back of home
- Premium corner lot located directly across the street from Elementary & Junior High
- Double wide driveway
- All-In-One cellulose insulation made from recycled plant fibers features an R-value range of R11-R60, Fire Block rated, Fire resistant, formaldehyde free, Insect & Rodent treated
- Replaced all rotten/damaged siding, soffits, & fascia
- Tax Rate – 2.2872%