

*7126 KINGLET COURT
KATY, TX 77493*

*ELEVATED LUXURY LIVING:
EXTRAORDINARY FEATURES OF THIS EXQUISITE HOME*

*CURRENT COST TO BUILD THIS HOME WITH THESE FEATURES IN GATED
COMMUNITY ON AN 80' LOT IN CANE ISLAND
IS OVER \$1,300,000*

- 4,190 Sf Perry Home Upgraded to E-100 Elevation with Full Masonry (Stone, Stucco, and Brick Exterior) on Both First & Second Floor – Located in Gated Community
- Upgraded to Double Front Doors with Flemish Glass
- 50' Resort Style Heated Pool/Spa with Water Features, 2 Fire Bowls, and Extensive Cool Pool Decking (Built In 2021)
- Upgraded Optional 2nd Patio Cover Plan with Custom Stamped Concrete Flooring, Two Palm Ceiling Fans, and Wall-Mounted Television (Included)
- Full Outdoor Kitchen with Travertine Counters, 12' Bar With Seating, and Stainless-Steel Appliances, Including Grill, Double Side-Burner Cooktop, Sink, Refrigerator, Pull Out Trash Bin, and Storage
- Custom Built-In Gas Fire Pit
- 40' Green Space Behind Property Providing Additional Privacy
- Custom Professional Landscaping in Front and Backyard, Including Accent Lighting Behind Pool
- Complete App-Controlled Rain Bird Landscape Irrigation System with Upgraded Above-Ground Water Line to Preclude Freezing
- Iron Fence Added to Side Yard
- 4 Car Tandem Garage with Passenger Door to Side Yard
- Tandem 4th Garage Space with Surround Sound Speakers, Ceiling Fan & Television Wiring
- Upgraded 16' and 8' Garage Doors
- Beautiful Chef's Kitchen with Extended Cabinetry, Upgraded Level 5 – 4cm Engineered Stone Counters, Upgraded Ultra-Premium GE Monogram Stainless Steel Appliance Package, Including A 36" 4-Burner Gas Cooktop with Griddle and Sleek Front Controls, Double Convection Ovens, Dishwasher, and Microwave, Upgraded Stainless-Steel Farmhouse Sink, Pot Filler, Cutlery/Silverware Drawer, Pots/Pans Drawers, and Pull-Out Trash Cabinet
- Upgraded to Include Water Softener Rough Plumbing and Electrical Outlet for Future Water Softener
- Custom Plantation Shutters on Front Windows
- Upgraded Luxury Vinyl Plank (LVP) Flooring Throughout Much of the Home
- Smart-Phone Controlled Technology Throughout, Including 2 Nest Thermostats and Video Doorbell, Z-Wave Kwikset Keyless Front Entry Lock, Rain Bird Irrigation System, Omnilogic Pool Control System, Wi-Fi Garage Door Openers and GE Monogram Double Convection Oven
- Four Independent Sound/Music Zones with Surround Sound Speakers in Media Room, Family Room/Breakfast Room/Kitchen, Garage, and Back Patio/Pool Area Including Klipsch Outdoor Rock Speaker
- Upgraded Light Fixtures in Entry, Dining Room, Upstairs Landing, Breakfast Room and Primary and Secondary Bathrooms
- Custom Built-Ins in Office/Library, Including Display Shelves, Cabinets, Drawers, and Pull-Out Printer Drawer

- 20' Rotunda Ceiling with Upgraded Wood Beams
- Curved Staircase with Upgraded Job-Built Stained Red Oak Wood Stair Treads with Enameled Risers
- Upgraded Floor to Ceiling Stone Gas-Log Fireplace with Wood Mantel
- Custom Remote-Controlled Electronic Shades on All 12 Windows in the Family Room
- 19' Ceilings in the Family Room
- Upgraded Stylish Barn Door in Laundry Room
- Custom Built-In Folding Shelf in Laundry Room
- Upgraded to Media Room Option with Custom Raised Platform, Level 7 Carpet, Custom Built-Ins, Refrigerator, and Surround Sound Speakers
- Level 4 Carpet and Upgraded Padding in Upstairs Bedrooms
- 12' Ceilings in Primary Bedroom
- Custom Built-In Shoe Storage in Primary Closet
- Custom Primary Bathroom Reconfiguration
- Large Soaking Tub in Primary Bathroom
- Level 3 White Carrara Polished Marble Tile Floor in Primary Shower.
- Level 3 White Thassos Polished Marble Tile in Primary Shower with Built-In Seat and Wall Niche
- Level 3 White Thassos Polished Marble Tile Bathtub Surround
- Upgraded Level 3 - 4cm Engineered Stone Counters in Primary and Secondary Bathrooms
- Upgraded Tile in Secondary Bathrooms
- Upgraded Framed Mirror Trim in All Bathrooms
- Upgraded Vanity in Half Bath
- Radiant Barrier Roof Decking
- Fresh Air Intake System for Improved Indoor Air Quality
- Upgraded Door and Cabinet Hardware
- Upgraded to Add Built-In Computer Area Upstairs
- Upgraded Faucets Throughout Home
- Upgraded to Add Floor Plugs in Media Room, Office, and Family Room
- Home Security Alarm System Upgraded with Sensors on Operable Doors & Windows
- Upgraded to 3 ½" Door Casing
- PEX Plumbing System
- Flooring and Built-In Storage Shelving in Walk-Out Attic
- Additional Floored Storage Area in Garage Attic
- Gutters on All Sides of Home
- High Efficiency Insulated Low-E Vinyl Windows