

26 Azure Lake Ct, Katy TX 77494 – Remodeling Upgrades/Updates/Features

KITCHEN APPLIANCES – ALL NEW in 2019: **GE PROFILE** appliances - 5 burner cooktop, convection oven, microwave/oven combo (“Advantium” technology), and quiet Dishwasher; and Range Hood Vent

KITCHEN/Den Island - Added New in 2019, high granite counter bar with travertine wall & LED (multi color) lighting.

KITCHEN Backsplash - New in 2019, travertine backsplash and new hidden electrical outlets under cabinet.

KITCHEN Electrical outlets moved from wall to hidden under cabinet outlets.

KITCHEN - New in 2019, replaced LIGHT FIXTURES in breakfast room, island, and dining room

KITCHEN - New in 2019, Under and Over Cabinet ambient LIGHTING

KITCHEN - New in 2019, modern sink FAUCET fixture

GENERATOR - Generac natural gas 24KW FULL HOME backup generator – New in 2021

HVAC- new AC COIL in 2023 in main unit (2 HVAC systems)

PAINT - All New in 2019, paint on walls, ceiling, and trim throughout home, - ALSO new garage trim and wall paint on newly installed wood cabinets.

FLOORING - New flooring throughout home, installed in 2019. Tiramisu travertine tile through most downstairs areas, engineered wood in master bedroom, closet, and office, and carpet in bedrooms and upstairs game room.

STAIRS encased with engineered wood, New in 2019.

CARPENTRY - New in 2019, beams added to family room ceiling.

CABINETS - New in 2019 cabinets installed in utility room and hall mud room; washer/dryer cabinet stand installed for easy access.

CABINETS - New in 2020 GARAGE cabinets and epoxy flooring – Bike and Tool bracket and wall system.

MASTER BATH SHOWER – New in 2019, travertine master bath shower walls including TILED ARCH CEILING. Also new travertine flooring

MASTER BATH SHOWER - NEW IN 2019, SEAMLESS GLASS PANEL AND DOOR

MASTER BATHTUB - New in 2019, travertine tile installed around tub

GUEST HALF BATHROOM - NEW IN 2019, pedestal sink and plumbing fixture and toilet

TOILETS – In 2019, ALL 5 replaced with new upgraded toilets.

WATER FILTRATION - New in 2019, whole house water filtration system using salt,

WATER FILTRATION - New in 2019, under sink reverse osmosis drinking water filtration system including filtered water line to fridge icemaker.

AUTOMATED LIGHTING - New in 2019-2020, smart switches installed for many indoor switches allowing Phone App control and programming

OUTDOOR LIGHTING - Low voltage wired LED lighting system installed in front and back yard for path, tree and home accent lighting.

SECURITY CAMERAS (wired) & DVR – Old cameras replaced with 4 new cameras in 2020 (direct wired outdoor cameras) – 24/7 remote Camera and DVR access from your smart phone. Added ADT RING camera system at front door.

ETHERNET NETWORK – Includes router extender and ethernet connection in office.

GARAGE - added NEW IN 2019, wood cabinets (moisture resistant) Garage epoxy flooring.

GARAGE – Wall hanging system for bikes and tools, etc.

GARAGE – Automated door opener added which allows control and monitoring from phone app (Meross). New outside Keypad.

OUTDOOR GRILL- New in 2019, AOG 30inch built-in outdoor grill

CEDAR FENCE both sides new in 2022

POOL - New in 2021, pool heater. New pool pump

POOL – New in 2021, replaced 2 multi-color LED lights for pool and spa

PEST CONTROL SYSTEM – “OnDuty” internal wall pest control system - Access on outside wall. System can distribute insecticide to internal walls through tubing in attic - installed during home construction.

WATER HEATER - New in 2023, water heater. Home features 2 inline water heaters.

HIDDEN CABINET DOOR in downstairs flex room provides access to storage space under stairs with access to audio/video and ethernet cabling. Could add closet door and convert to bedroom closet.