

## 6203 Morgan Canyon Ct, Katy TX 77450 Updates

### Appliances

- Double oven new in 2018
- Dishwasher new in 2018
- Microwave oven new in 2018
- 5 burner KitchenAid Cooktop new in 2018
- Kitchen vent fan new in 2018
- Water Heaters new in 2021
- Downstairs A/C (compressor and evaporator) new in late 2017
- Downstairs furnace new in 2023
- Upstairs A/C (compressor and evaporator) new in 2009
- Upstairs furnace new in 1998

### Interior

- Porcelain flooring 100% downstairs new in 2018
- Kitchen cabinets and countertops new in 2018
- Countertops upgraded to granite
- Downstairs bathrooms cabinets and countertops new in 2018
- Downstairs toilets, faucets, sinks, garbage disposal new in 2018
- Master bathroom tile, shower and tub new in 2018
- Counter tops upgraded to granite
- Wood flooring on stairs new in 2018
- Carpet upstairs new in 2018
- Dining room built-in china cabinet new in 2018
- Family room built-in TV cabinet and bookshelves new in 2018
- Master bedroom closet built-in dressers and cabinets new in 2018
- MBR closet and laundry room lights upgraded to LED in 2019
- Downstairs ceiling fans new in 2018

### Exterior

- Screened in porch, w/ ceiling fans, new in 2019
- Downstairs exterior doors, windows new in 2018
- Pool re-plastered in 2017
- Pool pump new in 2023
- Pool filter new in 2016
- Pool heater new in 2018
- Custom Pool Leaf Cover
- Lawn irrigation heads new in 2023
- Lawn irrigation controller new in 2018
- Roof new in 2009
- Water softener new in 2016 (replaced 1998 unit)

## Technology

- Cat 6 runs for ethernet in MBR, FR, Patio, Kitchen, game room
- Cable coax in MBR, Patio, FR, Kitchen, Downstairs office/flex, game room
- Speaker wire runs for outside (Screened-in porch and poolside) wired to FR TV cabinet
- FR TV cabinet wired with speaker runs from component shelves to top
- 110V wired above TV cabinet, built-in china cabinet and all kitchen cabinets
- Under-cabinet lighting in kitchen
- Main garage door opener hard-wired to kitchen

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Seller \_\_\_\_\_ Date \_\_\_\_\_

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Buyer \_\_\_\_\_ Date \_\_\_\_\_

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Seller \_\_\_\_\_ Date \_\_\_\_\_

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