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To: _____

From: _____ **CB&A, Realtors** (Broker)

Property Address: 24906 Misty Heath LN Katy TX 77494

Date: 01/16/2024

(1) Broker obtained the attached information, identified as **Seller updates, reasons they love the home, etc.**

from
Katie and Sumeet Mody

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except:
N/A

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

CB&A, Realtors
Broker
By: Callie Smith 01/16/24

Receipt of this notice is acknowledged by:

Sumeet Mody 01/16/2024

Signature **Sumeet Mody** Date

Katie Mody 01/16/2024

Signature **Katie Mody** Date

24906 MISTY HEATH LN

Home Features



Kitchen

- Updated appliances
- Above & below cabinet lighting
- Spacious pantry for storage
- Ample cabinet and counter space

Living Area

- Open floor plan
- New custom chandeliers
- Bar/entertaining area
- Large windows

Bedrooms

- New Carpet
- Primary on first floor
- Walk-in closets
- En-suite bathrooms

Bathrooms

- Double vanities
- Newly painted primary bath
- Modern fixtures and lighting
- Large soaking tub

Outdoor Spaces

- Updated landscape lighting
- New pool heater
- New pool safety fence
- New wood fence

Additional Features

- Study with custom doors
- Whole home audio system
- Roof installed 2019
- Smart home technology inside and outside lighting

Callie Smith, Realtor

713-817-1127 callie@appleridgerealtygroup.com www.appleridgerealtygroup.com

what we love about this home

24906 MISTY HEATH LN



Favorite Features of the home:

- We love the open flow of the entire home, and how it lets in so much natural light. From one end of the first floor, you can see to the other side of the home. We spend most of our time in the kitchen and casual living area. The open floor plan allows us to spend time together even when in different 'rooms'. Another thing we love is the U shape of the house, it creates privacy and we aren't able to see neighbors in either side when in our pool and backyard.

Favorite thing about the neighborhood::

- We love the gate as it creates a quiet neighborhood without a lot of traffic. It's excellent for peace and also little kids to play.

Favorite thing about the location:

- We love that there is total privacy in front of the house bc of the wooded area, and also partial wooded area in the back. It makes for a very quiet home.



Callie Smith, Realtor

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