

6203 Fallen Arbor Lane, Katy, Tx

Property Upgrades:

✓ **Kitchen:**

- Upgraded granite
- All appliances upgraded (including dishwasher upgraded to dishdrawers)
- Enclosed space for refrigerator
- Wrapped kitchen island
- Upgraded cabinets
- Added bump-out cabinets above refrigerator & microwave
- Undercounter LED light fixtures
- Tilt-out tray for kitchen sink
- Granite sink
- Soft close drawers

✓ **Living room:**

- Added and upgraded gas fireplace
- Raised ceiling in living room
- Electrical floor outlets

✓ **Primary bedroom:**

- Sconces with dimmer switches
- Upgraded carpet to tile

✓ **Primary bath:**

- 2 Medicine cabinets
- Electrical outlet in water closet for bidet
- Upgraded tile-to-ceiling walls in shower
- Upgraded shower pan to tile
- Added middle cabinets to countertop

✓ **Downstairs guest bath:**

- Upgraded granite
- Upgraded shower pan to tile
- Upgraded tile-to-ceiling walls

✓ **Laundry room:**

- Upgraded shelves to laundry cabinets
- Added laundry product shelf and clothes rod

✓ **Garage:**

- Added cabinets in garage
- Epoxy floor in garage
- 300 lb. pull-down ladder for huge garage attic

✓ **Backyard:**

- Premium privacy lot with lake & nature trail view
- Covered patio extension
- Gas line connection for generator
- Gas line connection for grill

✓ **Miscellaneous upgrades:**

- Lutron shades throughout home
- Smart switches throughout home
- Easy access and freedom doggie door
- Upgraded quartz in upstairs bathroom
- 8' doors first floor
- Upgraded iron rails for stairs & loft
- Upgraded carpet on stairs & upstairs
- Upgraded carpet to tile in downstairs guest bedroom
- Added industrial shelves in spacious upstairs attic
- Electrical floor outlet upstairs bonus room