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# PROPERTY FEATURES

## 3202 SIMS CT KATY

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- SPARKLING POOL WITH LIGHTS AND WATER JETS THAT IS SMART CONTROLLED FROM YOUR PHONE
- EPOXIED GARAGE FLOOR
- KITCHEN CABINET LIGHTING UPGRADE
- BREAKFAST NOOK CABINET EXTENSION UPGRADE
- HUNTER DUGLAS BLINDS THROUGHOUT, HONEYCOMB TYPE DESIGN TO KEEP HEAT OUT.
- WATER SOFTENING SYSTEM STAYS
- TANKLESS WATER HEATER
- KITCHEN WATER FILTRATION SYSTEM FROM HIGHLAND HOMES
- EPOXIED GARAGE FLOOR
- SMART THERMOSTAT
- SMART GARAGE DOOR
- SMART FRONT DOOR LOCK
- VIDEO DOORBELL
- FRIDGE STAYS
- LARGE EXTENDED COVERED PATIO
- EXTENDED PRIMARY BEDROOM SITTING AREA
- CULDESAC LOCATION
- GAS LOG FIRE PLACE WITH DECORATIVE TILES TO THE CEILING
- DOUBLE HEIGHT CEILING IN LIVING ROOM
- GAME ROOM OVERLOOKS LIVING AREA