


 6 beds

 4 bathrooms

 2 car garage

 4,298 sqft

## 3219 Latrobe Ln

Katy, Texas 77450

### UPGRADES

- Full inside remodel
- Custom design kitchen & bathroom
- PEX plumbing
- 2024 custom built office
- 2022 HVAC system
- 2022 Water softener
- Low-E Double pane windows on the back of the house
- European white oak engineered hardwood floor
- New carpet in the 2nd floor bedrooms
- 2022 smoke detection system
- LED lights & switches throughout the house
- Smart lighting system for the entire 1st floor
- Fresh indoor and patio paint
- Media air filter

### OUTDOOR

- Automatic/remote controlled lights
- Iron front door
- 2022 gutters
- Landscaping
- Fence

### KITCHEN

- Designed & Custom built white oak kitchen
- Zline stainless steel appliances
- Frigidaire Professional Freezer & Refrigerator
- 24 Inch Autograph Edition Tall Tub Dishwasher
- Built-in Convection Microwave Oven
- 46 inch Range Hood Insert
- 48 inch Autograph Edition Dual Fuel Range
- 36-inch sink
- Custom soft-closing cabinets and drawers
- Quartz Calacata island, countertops & backsplash
- Under cabinets LED lighting
- Pot filler

### PRIMARY BATHROOM

- Custom made white oak vanity
- Double sink
- Luxury Overhead Rainshower System with Full Body Jets
- Spacious custom built walk-in closet

### LIVING ROOM

- Kitchen opened up to the living space
- High ceilings
- LED stairs lighting
- Modern electric fireplace
- Custom white oak TV cabinetry