

## 2104 Mossy Trail Drive – Home Features & Upgrades

2023 – New roof, windows, and exterior lighting

2020 – Heated and saltwater pool

2020 – Pergola

2015 – One A/C unit 2015

2013 – Hot water heater

Whole house water softener

In-ground lawn sprinkler

Auto garage door opener

Ring video doorbell

Pre-wired alarm

Granite counters

Stainless steel appliances

Butler pantry

Crown molding in formal dining room

Ceiling fans

Upgraded lighting

All tile flooring downstairs

Gaslog fireplace

Raised ceilings

Primary Suite – Dual sinks, Whirlpool tub + separate shower, walk-in closet

Upstairs game room with hardwood floors

Second full bathroom – Dual sinks, tub/shower combo behind door

Minutes from George Bush Park

Zoned to Katy ISD schools