

Crispin Reyna-Listing Agent  
Triverity Group LLC  
22762 Westheimer Pkwy #420  
Katy, TX 77450

### Remarks & Upgrades:

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#### Remarks:

Upgraded Oak Hill III Next Gen Home by Lennar. This 5-bedroom, 4.5-bath home features an exceptional Next Gen guest suite, complete with its private entrance and garage, bedroom, full bathroom, living area, laundry & kitchenette. The main living area with open floor plan flows from the gourmet kitchen area. All white cabinets and modern quartz countertops, stainless steel appliances to the cozy breakfast bar and then opening into the family room. The primary bedroom suite is designed with a spa-like bathroom featuring dual sinks, spacious shower, and spacious walk-in Custom California Closet. Step outside to the spacious backyard with covered patio with additional Concrete and Pergola for lots of extra space to relax and entertain year round. So many Dellrose amenities that including a stunning swimming pool, playground, tennis court, and more. Don't miss your chance to experience this exceptional lifestyle! Bryan Lowe Elem School is opening this fall 2024 located inside Dellrose!

#### Upgrades:

- \*California Closet Upgrades to Master, Next Gen, Laundry, and Two Upstairs Bedrooms
- \*Ceiling fan additions
- \*Entire house has added drawer pulls to cabinets
- \*Exterior Soffit area upgraded with Soffit Lighting
- \*Front Driveway Extension to make wider (Inspected and Approved by HOA)
- \*Both Garage spaces have added storage racks
- \*Backyard Custom Built Storage Shed sitting on independent concrete slab
- \*Backyard Patio Concrete Addition (Inspected and Approved by HOA)
- \*Backyard Patio Pergola with ceiling fans, electric outlets, and independent switch.  
(Inspected and Approved by HOA)
- \*Exterior Complete Gutter System
- \*Exterior French Drain System
- \*Upstairs play area can be easily converted into Media Room or Sixth Bedroom