



Property Updates for 21306 Park Orchard Dr, Katy, TX 77450

General Updates:

- New Roof: Installed in 2018, providing enhanced protection and longevity.
- New Siding on the east side of the wall: Installed in May 2024, giving the home a fresh and more attractive curb appeal.

Interior Updates:

- Kitchen Renovation: Completed in 2022, featuring granite countertops, stainless steel appliances, custom cabinetry, and a stylish backsplash.
- Flooring: New Luxury Vinyl floors installed throughout the main living areas in 2024.
- Bathrooms: Updated in 2022 with new tub, shower, fixtures, and tile work.

HVAC System:

New split ac at garage apartment installed in 2022, ensuring efficient heating and cooling. For main house, units were replaced in 2015 & 2019

Safety and Efficiency:

- Water Heater: New high efficiency water heater installed in 2015(main House).
- Smart Home Features: Includes a smart thermostat, security system, and smart lighting installed in 2023.

Garage Apartment

- Finished garage apartment: Completed in 2022, adding additional living space and versatility.
- New Luxury Vinyl flooring just installed in June 2024
- The Whole House wood slidings have been replaced with Hardie Plank Siding in 2019
- Freshly painted in 2024
- Staircase leading to the apartment is newly painted
- Split Ac installed in 2022
- Balcony being inspected and secured, and freshly painted.
- Water heated installed in 2021(located in garage)

Exterior and Landscaping:

- Landscaping: Professionally landscaped front and backyard including new sod, flower beds.
- Patio and Deck: Newly painted patio and deck recently, perfect for outdoor entertaining and relaxation.
- Fencing: New privacy fence installed in 2023, enhancing security and privacy.

Garage:

- Part of the flooring is updated with new epoxy flooring 2024.

Recent Maintenance:

- Plumbing: Whole house repiped with Uponor Pex in 2023, all pipes are insulated, including interior wall plumbing.(has 25 warranty on it)

Highlights:

- Modern and Updated: Every room has been updated with modern finishes and features.
- MoveIn Ready: All major systems (roof, HVAC, plumbing) have been recently updated or replaced.
- Outdoor Living: Enjoy a beautifully landscaped yard and outdoor living spaces.

- Energy Efficiency: Window solar screens and smart home features contribute to lower energy costs.
- The Whole House wood sidings have been replaced with Hardie Plank Siding in 2019
- Main House interior painted in 2023
- Major bathroom renovated in 2022
- Staircase material is bamboo laminate