

# Features & Updates

23914 Sunset Sky  
Katy, TX 77494



Step into a home that blends modern elegance with exceptional functionality. Following a minor incident with a burst pipe, we've taken the opportunity to completely transform and elevate this space.

- **Stunning Upgrades:** Enjoy the beauty of new engineered wood floors and upgraded tile flooring and vanities, paired with fresh baseboards and door trims. These luxurious details ensure a contemporary and sophisticated feel that's hard to find.
- **Top-Quality Assurance:** The house was professionally dried by a leading water remediation company, with a comprehensive report available upon request for your peace of mind.
- **New and Efficient:** The water heater was replaced in 2023, providing reliable and efficient service for years to come.
- **Maintained Roof:** The roof was repaired 5 years ago when a couple of shingles came loose.
- **Reliable Climate Control:** HVAC compressors were replaced 10 years ago and have been regularly maintained ever since. We prioritize preventative maintenance to guarantee optimal performance.
- **Comfort All Year Round:** A central humidifier in the bedrooms keeps the indoor air perfectly moisturized during the winter, enhancing comfort in bedrooms. The humidifier is low maintenance, requiring filter replacements only every 6 months.
- **Modern Conveniences:** The washer and dryer, both replaced in 2023, add to the home's list of new top-tier features.
- **Advanced Bathroom Features:** All toilets were upgraded in 2021 with new models featuring EvenClean surface technology, ensuring easier maintenance and enhanced hygiene.

Experience the perfect blend of style, comfort, and practicality in this beautifully updated single-story home!

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