

Features and Improvements 921 Waverly

**4050 Sf Building**

Main 3348 SF + Garage apartment 702 SF

Ultra-wide 33 Ft lot totaling 4400 sf

12 " High Ceilings 1<sup>st</sup> fl

10 ' High ceilings 2<sup>nd</sup> fl

Garage Apartment

Separate entrance

Kitchen

One bedroom

Full Bath

Sizable Backyard for pets and play

12" Baseboard Throughout the house

Sound system Living and Patio Area

Under Counter Microwave

6 Burner 48 "wide Thermador with gas Griddle and Double Oven

Built in Spice Rack on Both side of Gas Range

3 Porch Upstairs, Downstairs and rear covered Poarch

Gated Front Yard

Off Street Guest Parking by front Yard

Thermador Appliances and High-end luxury finished

Foam insulation throughout the house leading to low electric bills

Set up for EV Car charging station (No charging station)

Close proximately to Katy FWY and 610 loop

Walkability to

M-K-T

The Mercantile

All heights restaurant and bars

Next to Height Walk and bike trail