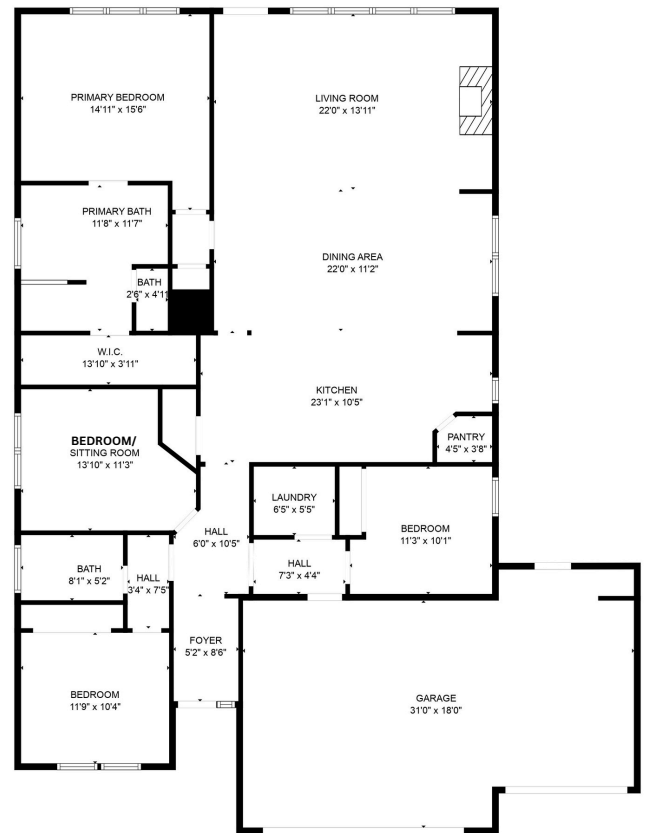


Home FEATURES

24418 Ivory Sunset lane, Katy TX 77493

LOT

- Large Lot – 60’ X 127’ wide – \$10K
- -Back Facing Greenway – No back yard neighbors
- 3 Gates – one is 48” wide to accommodate a riding mower
- Fence has new section and all connections fully reinforced.
- Remote accent lighting on fence and upgraded LED spotlights in back yard
- The side of the house with the utilities is lined and covered in river rock
- Professional Landscaping with rock borders front and back
- “Dekorra” rock enclosures covering the utility posts on back yard



EXTERIOR

- Gutters 360* around whole house
- 3 hose bibbs instead of the usual 2. Two in front both sides and one in back.
- Auto dawn to dusk lighting in front
- Hardwired Ring Doorbell
- Ring solar Security Camera
- Brick surfaces on front and back porches. Back porch is extended and fully covered.
- Custom Wrought Iron railing installed on front porch
- 10' Oak and leaded glass front door 36" wide
- 3M Solar Tint on windows- Privacy on side windows. Ballistic Tint on Front Door and Side Light.

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



ASHLEY NIEMI
832-289-3245



ASHLEY@primepropertietx.com



License #
0706661

KITCHEN

- Light socket installed on top of kitchen cabinets
- Dimmers installed for kitchen lights
- Upgraded “Insinkerator” garbage disposal ½ HP from 1/3 HP
- “Water Drop” Reverse Osmosis Water Filter on kitchen sink
- Upgraded granite throughout
- upgraded cabinets, double oven, & gas cooktop
- USB charging socket covers on island in kitchen
- Pantry has electric socket installed inside

BATHS

- Framed Mirrors (3) in bathrooms
- “Moen” Thermostatic shower system in master bath - +\$5K
- Upgraded cabinets in bathrooms
- Master bath has socket installed next to commode for bidet

BUILDER & CUSTOMER UPGRADES

ELECTRICAL

- Home is prewired for cable and internet with network utility cabinet in master bedroom closet – Cable & 110V power outlets in every bedroom and garage and back porch.
- Light socket installed on top of kitchen cabinets
- Dimmers installed for kitchen lights
- One Bedroom is wired as media room with multiple TV, internet and power outlets
- Ceiling fans in every room and on porches – some with remotes
- Alarm System installed

- Wood-Looking Ceramic Tile
- 2 brass floor outlets in the Great Room
- Custom Handmade Oak bookcases with granite surfaces are next to the fireplace. Accent lighting, electrical outlets, and internet access have been added.
- “Heatolator” fireplace w/ remote and Gas fired with ignition battery back up.
- Auto night light socket covers in main living area
- Crown Moulding & Tray Ceilings

PLUMBING

- Pex Piping
- Water Manifold in laundry room. Individual shut-offs for the whole house
- WiFi Controlled Rain Bird Sprinkler system – professionally installed with sprinkler head location map

GARAGE

- Three-car garage
- Door to the side and back yard
- Storage shelving installed in garage
- Remote keypad for garage doors
- Auto Door Closers on back door and garage entrance door
- Garage door openers Genie brand
- Fluorescent lighting in garage



ASHLEY NIEMI
832-289-3245



ASHLEY@primepropertietx.com



License #
0706661