



TOPMARK
R E A L T Y

THANK YOU FOR YOUR INTEREST
534 Ellingham Drive -KATY, TX 77450

SPECIAL FEATURES & UPGRADES OF HOME (per Seller):

- NEW Livingroom floors installed LPV – 2024
- New Wall Ovens installed – 2024
- NEW Electric Cooktop - 2024
- Entire Kitchen/Breakfast/Laundry Painted – 2024 (whole house, besides master bath, painted in 2020.
- Front and Rear doors refinished – 2024
- Entire interior was repainted – 2020
- Garage finished out with epoxy flooring, mini-split installed - 2022
- Entire attic HVAC and Duct Work replaced - 2023
- NEW Tankless Water Heater - 2019
- ALL carpet was replaced in 2023
- Primary Shower floor and grout redone – 2024
- All lower floor tile re-grouted - 2024

Other Features:

- Attic extension - added playroom (NOT part of tax sq ft)
- Copper Piping throughout the home
- Energy Efficient Double Pane Windows
- NEVER Lost Power during FREEZES or STORMS (except for Beryl)
- Oversized Lot
- No Backyard neighbors