

# Features

23034 Lanham Drive  
Katy, Texas 77450

## Recent Updates (Last 5 Years):

- Fresh paint and new carpet throughout
- Renovated bathrooms (showers, fixtures, countertops)
- New AC system (compressor, evaporator, ducts, furnace)
- New water heater and electrical panel
- New range in kitchen
- New fence and a pollinator garden

## Interior Features:

- 3 bedrooms, 2 bathrooms
- Plantation shutters
- Tall ceilings in the living room with custom storage and a cozy fireplace
- Formal dining room and eat-in breakfast area

## Kitchen:

- Granite countertops
- Stainless steel appliances

## Primary Suite:

- Spacious bedroom with tall ceilings
- Ensuite bathroom with dual sinks and vanity area
- Walk-in shower and soaking tub
- Huge walk-in closet with built-in storage

## Exterior & Additional Features:

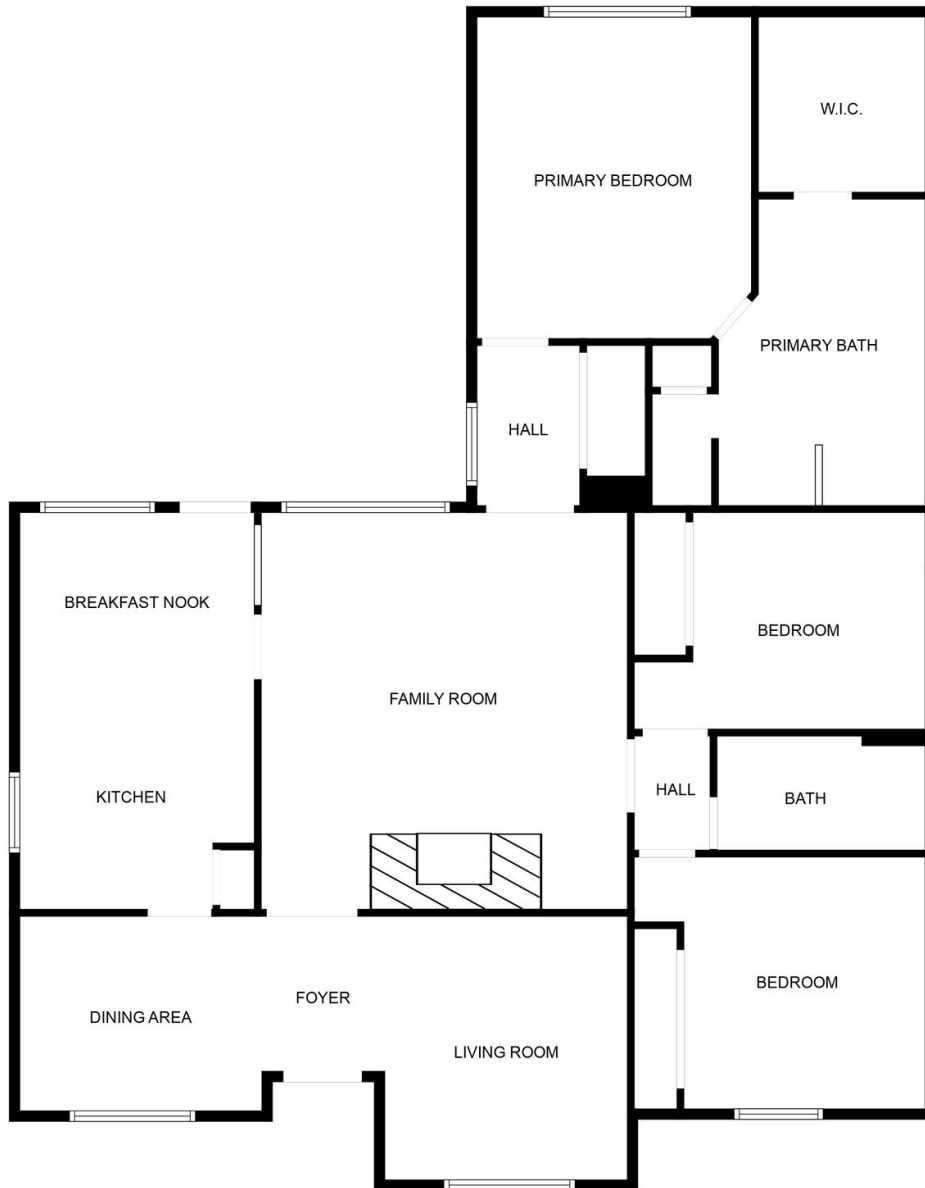
- Large patio for outdoor enjoyment
- Detached two-car garage with additional storage
- Long driveway with ample parking
- Mature trees and a fenced yard

## Location & Community:

- Zoned to Katy ISD
- Convenient access to freeways, shopping, and dining
- Friendly neighborhood with great neighbors

# Floorplan

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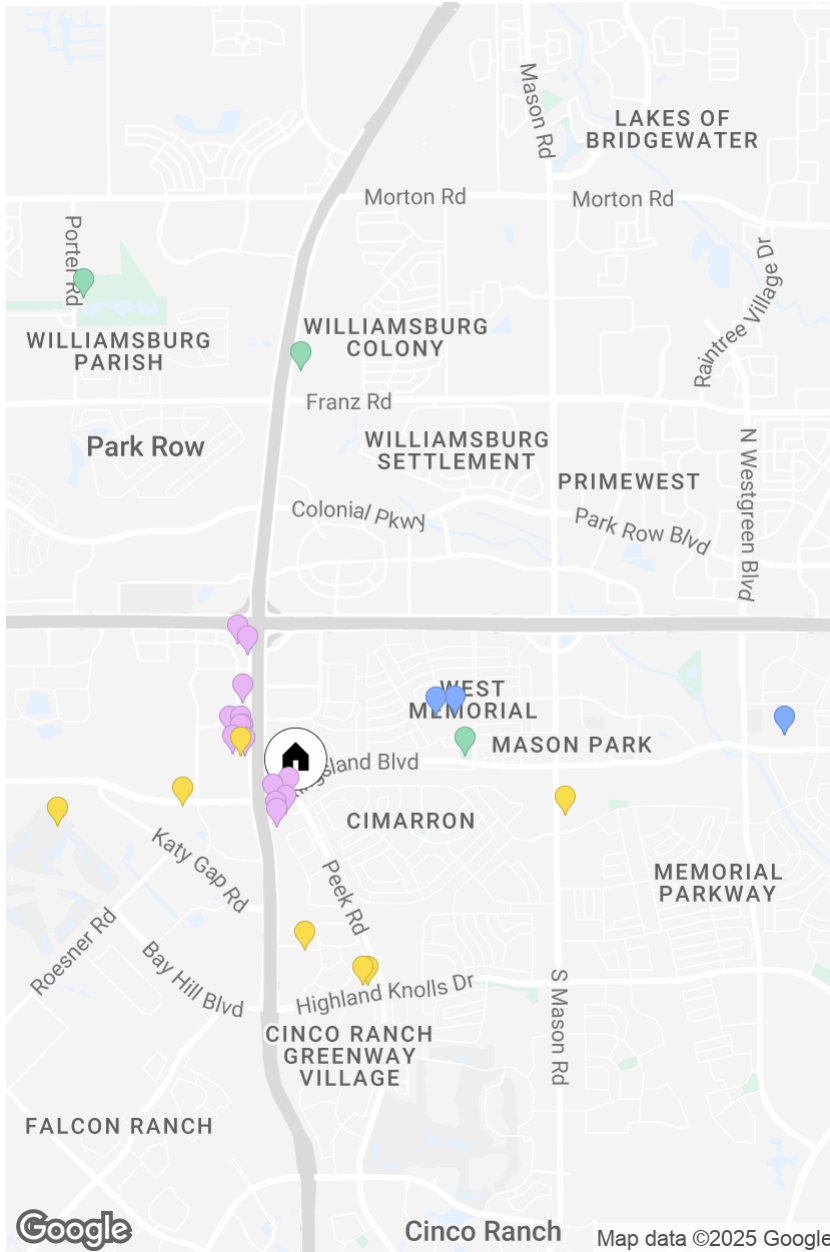


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# 23034 Lanham Drive

Governors Place

3 BD 2 BA 1972 SF



**RESTAURANTS**

- 9er's Grill, 0.19mi
- Benny's Pizza Katy, 0.26mi
- TJ Birria Y Mas Katy, 0.26mi
- BB's Cajun Cantina, 0.29mi
- Mia's Table, 0.29mi
- Sugr Wok, 0.29mi
- A Bite Crispy, 0.30mi
- Godfather's Pizza, 0.31mi
- Stars Sports Bar & Grill, 0.33mi
- Lupe Tortilla Mexican Restaurant, 0.33mi
- China Inn Cafe, 0.36mi
- Federal American Grill, 0.37mi
- El Rey Taqueria, 0.40mi
- Mo's Irish Pub, 0.66mi
- Jersey Mike's Subs, 0.59mi

**GYMS**

- My Gym Childrens Fitness Center, 0.28mi
- Premier Performance Physical Therapy Of

- Oakbend Medical Center, 0.63mi
- Westwood Gymnastics and Dance, 0.98mi
- The Little Gym of Katy, 1.22mi
- CINCOfit, 1.22mi
- The Club at Falcon Point, 1.27mi
- Proactive Lifestyle Fitness - Katy Personal Training & 24 Hour Gym, 1.42mi

**SCHOOLS**

- West Memorial Elementary School, 0.75mi
- West Memorial J High School, 0.85mi
- Taylor High School, 2.52mi

**PARKS**

- West Memorial Park, 0.87mi
- The Villas at Lakewood Park, 2.00mi
- MASON CREEK SOUTH HIKE & BIKE TRAIL, 2.61mi

# We've asked the sellers a few questions to get to know their community...

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## **How would you describe the area, and what it's like living here?**

The house is on a quiet street in a wonderful, established neighborhood. The other residents are very neighborly with a community-minded spirit. It is also in a great location with quick and easy access to everything in Katy.

## **What has been your favorite thing about living in this community?**

Location - I can be anywhere in Katy in 15 minutes! We have great neighbors who are very kind and look out for each other.

## **What are your favorite places to eat, shop, visit in the neighborhood?**

Great food options nearby - Lupe Tortilla and Mia's Table - to name a few. We have great shopping destinations right around the corner - Academy and Costco.

## **What else can you share with future buyers?**

This is a great house that has been well cared for. We started our family in this house and have great memories here. We hope that someone else can do the same.