

# UPGRADES AND FIXTURES

**1214 Whisper Trace  
Ct. Katy, TX 77494**



## **Extensively renovated about 4 years ago**

- ◆ A/C unit and water heater
- ◆ Paint inside and out
- ◆ Porcelain tile flooring throughout (no carpet)
- ◆ Granite countertops in kitchen and bathrooms
- ◆ Frameless shower in the primary bath
- ◆ Stainless steel appliances
- ◆ Updated sinks, faucets, blinds, and fixtures
- ◆ New fence and garage door opener
- ◆ Zoned to highly rated Katy ISD schools
- ◆ Convenient access to I-10, shopping, and dining
- ◆ Located in a quiet cul-de-sac within Cinco Ranch
- ◆ Never flooded

**THIS HOUSE HAS BEEN  
VERY WELL  
MAINTAINED BY  
OWNERS.**



# OFFER INSTRUCTIONS

**1214 Whisper Trace Ct. Katy,  
TX 77494**

***For this listing:***  
**\*\*PLEASE CONTACT AGENT  
FOR SPECIAL  
INSTRUCTIONS\*\***



**Agents, please call agent for Title Company information, provide the following documents with offer:**

1. Conditional Pre-Approval Letter, or proof of funds for cash offers.
2. Please sign all uploaded documents in MLS and submit it with offer.
3. Submit a completed signed addendum Home Owner Association(if applicable). Check uploaded documents.
4. Submit a complete Water district addendum(if applicable)check uploaded documents.
5. Remember to fill out Notice on page 7, address, and email.
6. Fill out page 9 with listing Agent information.

## **Listing Broker Information:**

Berkshire Hathaway Home Services Premier Properties  
23541 Westheimer Pkwy #200  
Katy, TX 77494  
Lic# 598491

## **Listing Agent:**

**ANGELICA BRACHO**  
[angelica.bracho@preproperties.com](mailto:angelica.bracho@preproperties.com)  
PH: 832-517-1942  
Lic# 769961



# NON REALTY PROPERTY

**26910 Wooded Canyon Dr  
Katy, TX 77494**

Please contact Agent for Title  
Information



## **Negotiables:**

- Washer and Dryer
- Kitchen Fridge
- Family Room TV 75"
- Dining table and chairs.

## **Included:**

- TV Mount on Family

## **Not included:**

- Garage Furniture(bookshelf and counter) and Fridge.
- Bbq
- Potting Bench, Garden.
- Weather Station

## **Listing Agent:**

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