

# Feature Sheet

- Beautifully maintained single-story home
- Bright and open floor plan with updated vinyl flooring (**2025**, \$10,000)
- Spacious family room with cozy gas fireplace
- Refrigerator, washer, and dryer included
- Primary suite with double sinks and generous closet space
- Two additional bedrooms perfect for guests or a home office

## Exterior & Outdoor Highlights

- Covered back patio ideal for entertaining or relaxing
- Fully fenced backyard with lush landscaping

## Recent Updates & Upgrades

- Roof – **2016** (\$8,000)
- AC – **2013 American Standard**
- Water Heater – **2021** Bradford White with 10-year transferable warranty through Village Plumbing
- Dishwasher – **2025** Bosch
- Microwave – **2024** GE
- Stove/Oven – **2021** GE
- Washer – **2022** Kenmore
- Dryer – **2024** Maytag Gas Dryer (\$800)
- Sprinkler System – **2022** (\$2,800)
- Gutter Guards – **2022** (\$3,500)
- Security System – Set up for AT&T alarm, includes back camera with keypad, and glass-break sensors installed in every room

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Average monthly **WATER** cost: \$80

Average monthly **GAS** cost: \$65

Average monthly **ELECTRIC** cost: \$130

## About the Community

Nestled in a peaceful, well-established pocket of Katy, Sundown Glen offers the warmth of a close-knit community with the convenience of city living. Shaded streets, mature trees, and well-kept homes create a welcoming atmosphere perfect for evening walks or relaxing weekends at home. Residents enjoy access to nearby parks, walking trails, and a neighborhood playground, while shopping, dining, and major highways are just minutes away. Zoned to highly rated Katy ISD schools, Sundown Glen is a place where comfort, value, and community come together – making it an ideal choice for those seeking a cozy home in a convenient location.