

**BUYERS WANT TO KNOW**

**3122 Brant St  
Katy, TX 77493**

***FEATURES & UPDATES***

***There are so many great things  
in this home, it just needs you!***

- ◆ ***OUTSIDE***
- ◆ New roof 2yrs
- ◆ Gutters all around with gutter-guard
- ◆ New HVAC system
- ◆ New swimming pool pumping equipment
- ◆ New deck
- ◆ New fence
- ◆ Solar powered attic fans
- ◆ Outdoor smoker and grill
- ◆ Large, well kept oak trees
- ◆ Nicely landscaped
- ◆ No foundation or structure damage
- ◆ Trash days Monday (Trash & Recycle)
- ◆ Mail – In front of the house

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***FEATURES & UPDATES***

- ◆ ***INSIDE***
- ◆ Fully tiled
- ◆ Cabinetry fully upgraded
- ◆ Living room features hand scraped hardwood floor
- ◆ Cultured stone fireplace
- ◆ Cedar mantel
- ◆ Built in cabinets with metal work and stone tops
- ◆ Knotty alder ceiling beams
- ◆ Rustic composite French doors
- ◆ Cider bamboo shades
- ◆ Kitchen features recess lights
- ◆ Quartz counters
- ◆ Stainless steel appliances
- ◆ Glossy ceramic tile backsplash
- ◆ Wide door access for full mobility throughout
- ◆ Wall of windows, plenty of natural light in every room
- ◆ Spacious bedrooms
- ◆ Ample attic space
- ◆ 2 car garage with work bench and windows for daylight flow