

● **INTERIOR:**

- Versatile floorplan designed to accommodate a variety of living needs
- Enclose front room by adding French doors and door to kitchen (2025)
- Refresh interior paint in all bedrooms & large game room (2025, 2026, est. \$3000)
- Refresh primary bathroom paint, plumbing & light fixtures (2024, est. \$3000)
- Replace blinds throughout downstairs & upstairs family room (2024, est. \$2000)
- New light fixtures throughout home (est. \$4000)
- New kitchen Samsung appliances (refrigerator, microwave, dishwasher & gas range) (2023, est. \$6000)
- Replace all toilets (2023, est. \$1200)
- Remodel half bath (2022, est. \$1500)
- New smoke detectors (2021)
- Wired for fiber
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● **EXTERIOR:**

- Install fencing around backyard (2025, est. \$7500)
- Upgrade sprinkler system (2025, est. \$500)
- Refresh paint rear storage shed (2025)
- Add digital keypad at garage (2023)
- Install new window screens throughout (2024)
- Large covered back patio with 2 fans

● **OTHER:**

- Premium cul-de-sac lot with no back neighbors & only 1 side neighbor
- Located Cinco Ranch, one of Houston's leading master-planned communities
- Endless amenities include: pools, pocket parks, Beach Club, The Golf Course at Cinco Ranch, pickle ball, tennis & sports courts, lakes, parks, nature & hike & bike trails
- Zoned to top-rate Katy ISD
- Minutes from premier shopping, dining & entertainment
- Close to major commuter ways
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● **INCLUDED WITH SALE OF THE HOME:**

- Ring Doorbell
- Garage digital access keypad
- Refrigerator, washer & dryer
- Surround sound system in family room
- Exterior speakers on back patio
- TV mount in front room



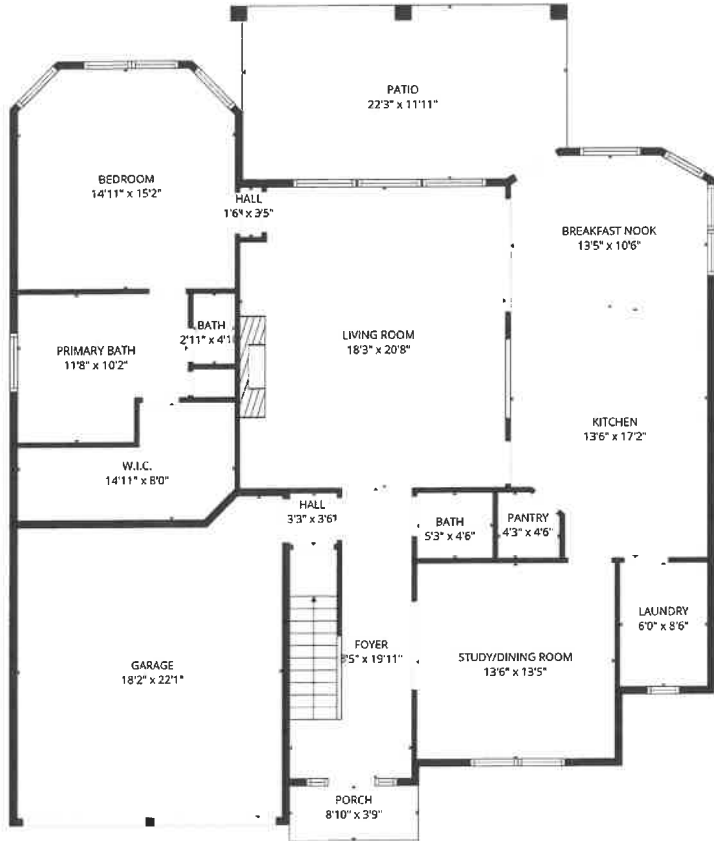
JULIE PICKETT

Realtor, GRI, CNE, ABR

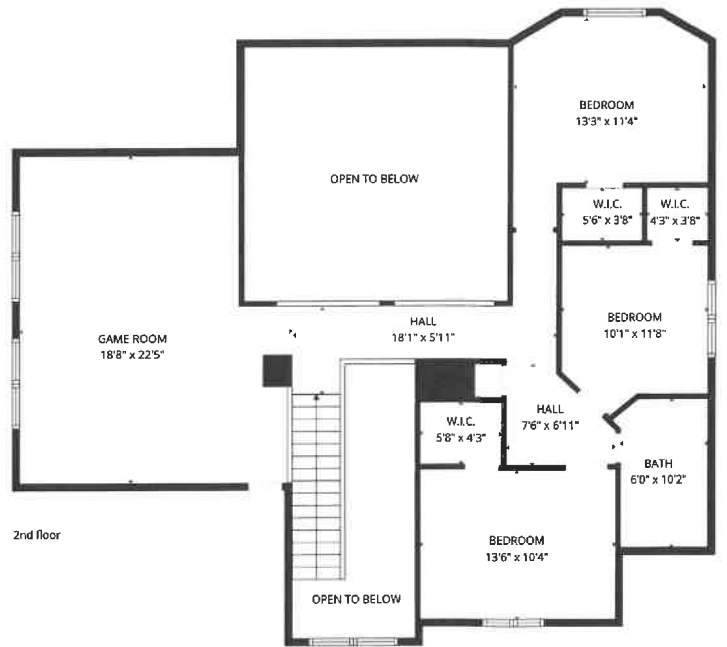
713-444-7099

julie.pickett@garygreene.com





1st floor



2nd floor