

# Home Features & Upgrades

## 2215 SHELBY PARK DRIVE

- 5 bed, 3.5 bath home
- Kelliwood Gardens
- Quiet cul-de-sac street
- 3,300+ sf
- 8,400 sf lot
- Built in 1996
- Downstairs HVAC replaced in 2026
- Evaporator Coil replaced 2022, serviced 2025
- 30 year roof replaced in 2018
- Zoned A/C & heating
- Timeless curb appeal
- Both formals
- Spacious family room w/fireplace
- Durable tile flooring
- Crown molding
- Double-pane windows
- Ceiling fans
- Open kitchen
  - Large island
  - Abundant cabinetry
  - Built-in appliances, replaced in 2019
- Bright breakfast area
- 2 staircases
- First-floor primary retreat offers a
  - Tray ceiling
  - Spa-like bath
  - Jetted tub
  - Separate shower
  - Dual sink vanity
  - Large walk-in closet
- Super-sized game room
- 4 roomy secondary bedrooms
- 2 full guest baths
- Heated in-ground pool & spa
- Generous patio space
- Covered walkway to detached garage
- Auto-garage door opener
- Extra driveway parking
- Mature trees
- Wide lawn
- Sprinkler system
- Close to the Kelliwood Rec Center, neighborhood pool & tennis courts
- Minutes to George Bush Park
- Zoned to award-winning Katy ISD schools