

## **FEATURES & UPGRADES - 2519 LLANO SPRINGS DR., KATY, TX 77494**

**APPROXIMATELY \$47,000 IN UPGRADES SINCE PURCHASING IN 2015**

- **2026** - \$14,950: **NEW 30-YEAR ROOF WITH TRANSFERABLE WARRANTY**
- **2025** - \$13,849: **NEW HVAC SYSTEM WITH TRANSFERABLE WARRANTY**
- **2024** - \$1,000: **FRONT LAWN RE-SODDED**
- **2023** - \$1,193: **NEW FRIGIDAIRE REFRIGERATOR WITH ICE MAKER -STAYS WITH THE HOME**
- **2023** - \$800: **NEW TILE IN FRONT ENTRY HALL**
- **2023** - \$350: **NEW KITCHEN FAUCET, MOTION SENSING, HANDS-FREE, WITH SOAP DISPENSER**
- **2022** - \$4,750: **SHARED COST - NEW CEDAR BACKYARD FENCE**
- **2021** - \$812: **NEW GE DISHWASHER**
- **2021** - \$2,900: **EXTENDED BACK PATIO TO 12'4" X 13'10"**
- **2020** - \$800: **ADDED MEDIA FILTER TO THE HVAC SYSTEM (TRANSFERRED TO THE NEW HVAC SYSTEM IN 2025)**
- **2020** - \$392: **NEW GARBAGE DISPOSAL**
- **2018** - \$1,500: **NEW FLOORING IN PRIMARY BEDROOM AND BATH CLOSET - NATURE'S TREASURE ENGINEERED, HAND-SCRAPED HARDWOOD FLOORING, BIRCH, COLOR: SALIDA**
- **2015** - \$2,400: **LAWN SPRINKLER SYSTEM - RACHIO SMART CONTROLLER ADDED LATER. 6 ZONES, FRONT AND BACK OF THE HOME**
- **2015** - \$1,600: **OTHER IMMEDIATE REPAIRS: PAINTING, PLUMBING REPAIRS, BACK-DOOR REPLACED**
- **2014** - UNKNOWN: **NEW HOT WATER HEATER, MANUFACTURED IN AUGUST 2013. PROFESSIONALLY DRAINED IN JANUARY 2022**
- **2013** - UNKNOWN: **ENGINEERED WOOD FLOORS IN LIVING ROOM AND HALL AREA, INSTALLED. FOUND LEFT-OVER FLOOR BOARDS DATED 2012**

### **HIGHLIGHTS**

- **BLINDS ON ALL WINDOWS**
- **WELL-MAINTAINED LANDSCAPING WITH GORGEOUS CURB APPEAL**
- **MOVE-IN READY**

LOCATED IN THE HIGHLY DESIRABLE **FIRETHORNE** COMMUNITY OFFERING **OUTSTANDING AMENITIES**, INCLUDING:

- **FITNESS CENTER**
- **PICKLEBALL COURTS**

- COMMUNITY POOL
- TENNIS COURTS
- SCENIC TRAILS AND PONDS

ZONED TO KATY INDEPENDENT SCHOOL DISTRICT

FIRETHORNE IS A MASTER-PLANNED COMMUNITY IN KATY, TEXAS, OFFERING A BALANCE OF SCENIC SURROUNDINGS, QUALITY HOMES, AND CONVENIENT ACCESS TO EVERYDAY ESSENTIALS. RESIDENTS ENJOY NEIGHBORHOOD AMENITIES SUCH AS WALKING TRAILS, PARKS, AND RECREATIONAL SPACES, ALONG WITH EASY ACCESS TO MAJOR ROADWAYS INCLUDING GRAND PARKWAY (TX-99), WESTPARK TOLLWAY, FM 1463, AND FM 1093 FOR CONVENIENT COMMUTING. NEARBY SHOPPING AND DINING OPTIONS INCLUDE LACENTERRA AT CINCO RANCH AND KATY MILLS, AS WELL AS POPULAR RETAILERS LIKE H-E-B, COSTCO, KROGER, AND BUC-EE'S. LOCAL DINING FAVORITES SUCH AS PEARL & VINE, SOUTHERN DOUGH BAKING COMPANY, AND KATY BEER GARDEN PROVIDE A VARIETY OF OPTIONS FROM CASUAL TO MORE REFINED EXPERIENCES. WITH ITS COMBINATION OF COMMUNITY FEATURES, ACCESSIBILITY, AND NEARBY CONVENIENCES, FIRETHORNE OFFERS A WELCOMING ENVIRONMENT SUITED TO A RANGE OF LIFESTYLES.

**THESE ITEMS ARE INCLUDED WITH THE SALE OF THE HOME -**

- FRIGIDAIRE KITCHEN REFRIGERATOR WITH ICE MAKER
- SAMSUNG WASHER, APPROXIMATELY THREE YEARS OLD
- WHIRLPOOL DRYER, APPROXIMATELY SIX YEARS OLD
- RING DOORBELL, READY FOR THE NEW OWNER TO ACTIVATE SERVICE
- PRE-WIRED ALARM SYSTEM, CURRENTLY XFINITY, READY FOR THE NEW OWNER TO ACTIVATE SERVICE
- CHARBROIL BBQ GRILL
- (2) BACKYARD STORAGE BOXES
- (2) OUTDOOR PATIO TABLES
- (1) PATIO UMBRELLA