

FEATURES & UPGRADES

26826 Wedgewater Crest Lane Katy, TX 77494

STRUCTURAL / MECHANICAL

- Roof (2025)
- Lennox AC and furnace (Fall 2024)
- 2 - 50 Gallon Fully Insulated Water Heaters (2025)
- Dupure water softener, water purification system, and reverse osmosis system under the kitchen sink

NEWMARK BUILDER UPGRADES

- In-wall central vacuum system in the house and garage, including the ability to vacuum vehicles
- Pre-wired for Alarm system
- Spacious 4-car garage
- Wood flooring throughout the first floor and on the staircase, (Carpet in the Primary)
- Under-cabinet kitchen lighting and upgraded pendant lighting
- Pull-out sliding shelves in all lower kitchen cabinets
- 10-foot ceilings, 9-foot doors, and dramatic 20-foot ceilings in the office/library and family room
- Extensive decked attic storage
- Wired for sound systems throughout the home
- Floor to ceiling real stone fireplace

SELLER ADDED UPGRADES

- Fresh exterior paint (2025)
- New faucets throughout the home (2025)
- Whole-house power surge protector
- Electric panel with special hookup for generator
- Owned ADT alarm system with cameras covering the doorbell, driveway, and pool area
- Kitchen updates (2025): KitchenAid 5-burner cooktop, vent hood, dishwasher, and new microwave
- Pottery Barn large pendant shade light in the library
- Wood shutters throughout the entire home
- Upgraded insulated garage doors replaced (2023)
- Water- and fire-proof closet safe, drilled into the foundation
- Dupure Water Softener, Water Purification System, and Reverse Osmosis System (under the kitchen sink)
- Custom landscape and outdoor lighting

BACKYARD FEATURES & UPGRADES

- Backyard mosquito misting system with underground piping, including enhanced coverage around the grotto and pool area
- Heated 14,000+ gallon pool and oversized spa (comfortably seats 10-12), built by Platinum/Cody Pools, featuring an upgraded Pebble Tec finish and a custom grotto with real rock waterfall and jumping platform
- Extended wraparound patio with expansive seating area, ceiling fans, and seamless connection to the outdoor kitchen
- Outdoor kitchen with built-in grill, granite counters with bar seating, and dedicated space for an XL Traeger grill
- Additional cedar post-covered outdoor living area with tongue-and-groove wood ceiling, recessed dimmable lighting, two oversized ceiling fans and multiple electrical outlets - ideal for media and entertaining
- Large in-ground gas firepit with stone surround
- Fully landscaped yard framed with low-profile hand-cut stone borders, enhanced by landscape lighting
- Underground cement root barrier protecting backyard trees
- Built-in underground irrigation lines servicing 8 decorative pots (6 in backyard, 2 in front)