

# 1406 Rustic Knolls

Katy, Texas 77450

## Interior Updates:

- \* New American Hickory hardwood floors on the 1<sup>st</sup> floor
- \* Recently updated double-pane windows by the previous seller
- \* New wall & ceiling texture throughout the house
- \* Quartz countertops in ALL bathrooms
- \* Custom cedar beam on fireplace
- \* Newly designed kitchen with the following features:
  - \* Quartz countertops
  - \* Pot filler
  - \* Farmhouse Sink
  - \* Custom lighting next to the stove
  - \* Newly designed layout
  - \* Custom-built cabinets
  - \* Soft-close cabinets & drawers
  - \* Custom hood for the kitchen
  - \* Designer lighting and hardware
  - \* All new appliances, including a 36-inch Z-Line gas stove, GE microwave, dishwasher, refrigerator & beverage cooler
  - \* Walk in pantry
- \* New tile in all bathrooms, laundry room
- \* All bathrooms have new mirrors, faucets, and hardware
- \* New custom vanity in primary bathroom & secondary bathroom
- \* Upgraded frameless shower glass door in the primary
- \* New carpet upstairs

- \*New stair balusters
- \*New stair railing
- \*New Shower heads and values
- \*All new light fixtures and hardware throughout the home
- \*German smear fireplace
- \*Completely painted interior of the house
- \*New study office with doors
- \*Wood trim added in the office
- \*Wood trim added in the primary bedroom
- \*Custom hanging pendants in the primary bedroom
- \*New water supply lines and shut-off valves for all sinks and commodes
- \*New furnace

### **Exterior Updates:**

- \*German Smear the brick
- \*Exterior paint
- \* New front porch tile
- \*New exterior lighting
- \*Professional landscaping in the front and back
- \*New pool decking
- \*New pool filter
- \*Trees trimmed
- \*House pressure-washed
- \*Pressure-washed driveway and walkway
- \*Upgraded front entry with a custom mahogany door

**Improvements Per Previous Seller**

- Roof replacement in 2025
- Pool plaster in 2025