

** House Highlights

2306 Great Prairie Lane – Katy, Texas 77494**

Resort-Style Pool & Outdoor Living

- **44' x 22' pool** (30,000 gallons)
 - Depth **4' to 10'** with **diving board**
 - **10-ton Moss Rock waterfall**
 - **Jacuzzi** with adjustable jets
 - **Three-pump system** (pool, waterfall, cleaner)
 - New equipment: pumps replaced **2022**, cleaner pump **2025**
 - **Wi-Fi automation system** (2022)
 - All valves replaced **2022**
 - **1,500+ sq ft** pea-gravel decking
 - Estimated rebuild value: ~\$110,000
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Tropical Landscaping

- **Two 20+ ft Canary Island Date Palms**
(typically \$12k–\$15k each delivered)
 - **30 ft Mexican Fan Palm**
(typically \$5k–\$8k delivered)
 - **100+ mature banana trees** (3'–18')
 - **Moss Rock landscape beds** around waterfall and trees
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Backyard Shed

- **10' x 10'** structure
 - Wired with **120V & 240V** power
 - Exterior **flood lights**
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Back Gate & Green Space Access

- Gate opens to **Falcon Ranch / Saddlebrook easement & bayou**
- Great walking area
- Garden space behind fence
- Lockable gate with latch for padlock

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Interior Features & Custom Additions

Electrical & Smart Home

- **Home electrical panel pre-wired** for external generator – located in garage
 - Entire home **wired for speakers**
 - Backyard speakers connected to indoor controls
 - Full **alarm system** (doors, windows, motion)
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Interior Upgrades

- **Custom diagonal tile** downstairs
 - **Elongated toilets** in both downstairs baths
 - **Custom drapes** in vaulted living room
 - **Tinted upper living-room windows**
 - **Gas fireplace** with custom marble
 - **Custom wood blinds** w/ valances
 - **Iron stair railing & catwalk**
 - **Double-deep kitchen sink**
 - **Upstairs media room/office** with surround sound (optional 5th bedroom)
 - **Floored attic** for easy storage
 - **Electric garage doors** with remotes and exterior keypads
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Home Systems & Exterior

- **Downstairs A/C:** ~1.5 years old
- **Upstairs A/C:** ~8 years old
- **Roof:** ~7 years old
- **Full sprinkler system** (front, back, and garden area)
- **No direct back neighbors** — homes behind sit far away
- **Double gates** between backyard and front
- Driveway accented with **paver borders**