

# FEATURES & UPGRADES

1030 Dominion Dr. — Katy, TX | Nottingham Country

4 Bedrooms | 2.5 Bathrooms | 2,336 Sq Ft Main House | Studio Garage Apartment (440 Sq Ft) | 2,776 Sq Ft Total

## KEY UPDATES

- Garage Apartment** 2019  
*Full kitchen, bath, living — separate entrance*
- Kitchen Renovation** 2018  
*Natural quartzite counters, farmhouse sink, island cooktop, double oven*
- A/C & Furnace** 2020  
*Full HVAC replacement*
- Flex Water Line** 2021  
*New from meter to house*
- PVC Sewer Line** 2021  
*New from house to street*
- Windows** 2010–13  
*Updated throughout*
- Roof** ~2013  
*12 years old*

## INTERIOR FEATURES

- Spacious Great Room**  
*Vaulted ceiling, brick fireplace, built-ins, wainscoting*
- Main Floor Primary Suite**  
*Vaulted ceiling, French doors to backyard, double granite vanity, soaking tub, walk-in closets*
- Main Floor Half Bath**  
*Granite vanity, arched mosaic mirror, marble-look tile*
- Open Concept Dining Room with Onyx Wet Bar**  
*Full-slab onyx, granite top, copper faucet, dovetail drawers — great for entertaining*
- Talavera Staircase**  
*Hand-laid artisan mosaic tile risers, wood treads*

## GARAGE APARTMENT (2019)

- Fully Self-Contained Studio**  
*Ideal for rental income, in-law suite, or private guest space*
- Chef's Kitchen**  
*Natural quartzite counters, shaker cabinets w/ glass uppers, stone backsplash, double oven*
- Private Bath**  
*Full tub/shower, mosaic accent tile, vanity with framed mirror*
- Open Living Space**  
*Wood-look floors, vaulted ceiling, natural light, private separate entrance*

## OUTDOOR SPACES

- Covered Wood Pergola**  
*Solid roof, ceiling fan, string lights, concrete pad*
- Flagstone Garden Path**  
*Framed by mature shrubs — leads to pergola retreat*
- Mature Oak Trees**  
*Grand oaks front and back — rare in Katy*
- Large Fenced Backyard**  
*Garden beds, raised planters, stone stepping path*

## ARCHITECTURE

- Charming Two-Story Traditional**  
*Unique exterior with distinctive character — stands out from every listing in Katy*
- Arched Palladian Windows**  
*Dramatic floor-to-ceiling front and side windows*
- Mediterranean Inspired Touches**  
*Artisan tile, mosaic baths, onyx bar — truly one of a kind*

**Rare find in Nottingham Country** — charming two-story traditional with a unique exterior, artisan finishes, independent garage apartment, and mature oaks. One of the most distinctive homes in Katy.