

# 1106 Vivid Crescent Court Katy, TX 77494

## UPGRADES AND OPTION LIST

- ◆ UPGRADED CULDESAC OVERSIZED LOT (~1/3 OF AN ACRE!)
- ◆ 12'X16' TUFF SHED (2023)
- ◆ EXTENDED 50'x13' PATIO (30'x13' COVERED) (2023)
- ◆ UPGRADED LANDSCAPING WITH STONE ACCENTS (2025)
- ◆ FRESH INTERIOR PAINT (2026)
- ◆ NEW LIGHTING (2026)
- ◆ FLOORED WALK IN ATTIC + EXTRA FLOORING ADDED IN OVERHEAD ATTIC
- ◆ FRENCH DRAIN ADDED (2022)
- ◆ REPLACED GARAGE DOOR & OPENER (2025)
- ◆ ELEVATION PREMIUM - STONE OPTION + COVERED FRONT PORCH
- ◆ MEDIA ROOM W / COLUMNS, SCONSES & DIMMER SWITCH
- ◆ STUDY W/ 8' FRENCH DOORS
- ◆ 3 CAR GARAGE WITH ACCESS DOOR TO BACK YARD
- ◆ 2 X BACKYARD FLOOD LIGHTS
- ◆ UPGRADED STAINLESS STEEL APPLIANCES
  - DOUBLE OVEN
  - GAS 4 BURNER RANGE COOKTOP
  - OVER THE RANGE MICROWAVE
  - NEW KITCHENAID DISHWASHER (2025)
- ◆ UPGRADED FRONT DOOR
- ◆ ADDED UNDER STAIR STORAGE
- ◆ INTEGRATED LAUNDRY WITH MASTER CLOSET
- ◆ 8' INTERIOR DOORS ON 1ST FLOOR (INCL. BACK DOOR)
- ◆ LEVEL 3 - LUXURY BRUSHED NICKEL APPLIANCE PACKAGE
- ◆ FLOOR TO CEILING 21' STONE FIREPLACE WITH GAS LOGS
- ◆ ROUGH CEDAR STAINED MANTLE ON FIREPLACE
- ◆ RECESSED TILE FLOOR @ MASTER SHOWER
- ◆ 2" FAUX WOOD BLINDS THROUGHOUT HOME
- ◆ GAS LINE STUB OUT ON BACK PATIO FOR FUTURE OUTDOOR KITCHEN
- ◆ FULL GUTTERS
- ◆ 1-1/2 FLEX CONDUIT ABOVE FIREPLACE MANTLE (INC 110V OUTLET)
- ◆ 1-1/2' FLEX CONDUIT IN CEILING OF MEDIA ROOM FOR PROJECTOR
- ◆ EXTRA CABINETS W/ SINK IN UTILITY ROOM
- ◆ UNDER CABINET LIGHTING IN KITCHEN AND BUTLERS PANTRY
- ◆ WASTEBASKET PULL OUT (NEXT TO KITCHEN SINK)

- ◆ SOFT CLOSE DRAWERS & PULL OUT IN CABINET STORAGE THOUGHOUT KITCHEN
- ◆ BEVERAGE CENTER - STAINLESS STEEL FRIDGE
- ◆ RIGID CORE BARLETTA FLOORING & LEVEL 5 TILE THOROUGHOUT FIRST FLOOR
- ◆ STONE BACKSPLASH IN KITCHEN AND BUTLERS
- ◆ WROUGHT IRON STAIRWAY