

UPGRADES per Seller

23538 Tayman Park Ln, Katy, TX 77494

- ❖ Whole house generator with whole house surge protector
- ❖ Whole house water softener
- ❖ Programmable Nest thermostat (Wi-Fi controlled)
- ❖ Whole house Hard wired for internet access
- ❖ Surround sound speakers in Primary, study, kitchen, den & patio
- ❖ 8 Security cameras connected to one DDR recorder
- ❖ Gas Log Fireplace
- ❖ Engineered wood flooring in all areas (except kitchen/baths)
- ❖ Plantation shutters throughout
- ❖ Crown Molding
- ❖ LED lighting throughout home
- ❖ Solar screens available for all windows
- ❖ Large custom covered patio
- ❖ Outdoor kitchen
- ❖ Outdoor water feature with fountain
- ❖ 5-person hot tub with all equipment
- ❖ Mosquito misting system
- ❖ Oversized gutters with leaf screens on whole house
- ❖ Brick on all 4 sides of home
- ❖ Landscape lighting
- ❖ 25' aluminum telescopic flagpole
- ❖ Electrical plugs in soffit for Christmas lights
- ❖ Outdoor Shed
- ❖ In ground Smart Sprinkler system for entire lawn (Wi-Fi controlled)
- ❖ The Club at Falcon Point membership available (Invited Clubs, previously Club Corp)
- ❖ Golf Cart, Washer, Dryer & Refrigerator are negotiable