

# Home Features & Upgrades

## 21335 ROSE HOLLOW LANE

- 3 bedrooms
- 2 full bathrooms
- Single-story floor plan
- Located in Westgreen Park
- Zoned to Katy ISD schools
- Near Memorial Parkway Junior High
- Less than 1/2 mile from the neighborhood pool and park
- Classic brick exterior
- Mature shade tree in the front yard
- Covered front entry
- 2-car attached garage
- Spacious driveway
- Warm wood-look flooring
- Tall ceilings
- Arched architectural details
- Flexible formal dining room
- Formal dining room could also be used as a home office
- Spacious family room
- Cozy fireplace
- Ceiling fan in the family room
- Open flow between family room, kitchen, and breakfast room
- Bright white kitchen cabinetry
- Center island
- Generous counter space
- Abundant kitchen storage
- Gas range
- Whirlpool Gold Series gas oven, stove top, microwave and dishwasher 2017
- Breakfast room near the kitchen
- In-home laundry room
- Private primary suite
  - High ceilings
  - Ceiling fan
  - Primary ensuite bathroom
  - Dual sinks in primary bathroom
  - Jetted tub
  - Separate shower
  - Large walk-in closet
- Two secondary bedrooms
- Secondary bathroom with fresh, functional layout
- Fenced backyard
- Backyard patio
- Spacious green space for pets, play, or gardening
- Mature backyard shade trees
- Cedar fence fully replaced in 2024
- Roof replaced in 2023
- HVAC unit replaced in 2016
- Gas heat
- Approximately 13-year-old water heater
- Established Katy neighborhood
- Convenient access to nearby shopping, dining, and commuter routes