

# HOME FEATURE SHEET

23911 Primrose Garden, Katy, TX

OFFERED AT \$649,900



## INTERIOR

### KITCHEN

- Oversized Quartz Island
- 36" GE Profile Gas Cooktop & Built-In Wall Oven
- High-Performance Vent Hood
- Under-Cabinet Lighting
- Designer Pendant Lighting (Restoration Hardware)

### LIVING ROOM

- Soaring Ceilings with Abundant Natural Light
- Modern Gas Fireplace with Remote Control
- 12' x 8' Three-Panel Sliding Glass Doors
- Seamless Indoor/Outdoor Flow

### PRIMARY BEDROOM

- Southwest-Facing Primary Suite for Natural Light
- Extended Owner's Suite Layout
- Ensuite Bath with Dual Vanities & Soaking Tub
- Spa-Like Bath with Soaking Tub & Glass Shower
- Spacious Walk-In Closet

## EXTERIOR

### BACKYARD

- Extended Covered Patio
- Built-In Fire Pit & Lounge Area
- Motorized Privacy Screens
- Gas Line for Outdoor Cooking
- Full Sprinkler System

### FRONTYARD

- North-Facing Entrance
- Modern Elevation with Strong Curb Appeal
- Energy-Efficient Features (Spray Foam Insulation)

### PRIME LOCATION

- Located in Elyson Master-Planned Community
- Resort-Style Pools & 30+ Miles of Trails
- Zoned to Top-Rated Katy ISD
- Easy Access to Major Highways & Growth Areas



Dionne Randle  
BROKER

