

2807 Mayfield Ridge Lane | Katy, TX 77494

Curated Property Enhancements & Notable Features

Outdoor Living & Lifestyle Enhancements

- Resort-style pool installation – June 2018
- Outdoor kitchen addition – June 2019
 - Thoughtfully designed with dual refrigerators, Big Green Egg, and built-in grill
- Professionally enhanced backyard environment featuring turf and a private putting green
(date to be confirmed)

Systems, Infrastructure & Mechanical Improvements

- Dual water heaters replaced – June 2025
 - 50-gallon Bradford White gas units (Model: RG250T6N)
 - Backed by manufacturer warranty
- Whole-home water filtration and softening system – April 2024
 - Advanced catalytic carbon and KDF filtration for enhanced water quality
- Reverse osmosis drinking water system (kitchen) – April 2024
 - Multi-stage purification with dedicated fixture
- HVAC system professionally serviced – April 2025 (Royal Flush AC & Heating)
- Air ducts professionally cleaned – March 2026
- Dryer vent professionally cleaned – March 2026

Additional Features

- Existing alarm system infrastructure (unmonitored; annual license maintained)
- Annual HOA dues: \$1,250 (2025)
- 2025 property taxes: *(to be confirmed)*