

4103 Prairie Landing Lane

Katy, Texas 77494



Floor Plan & Layout

- Approximately 2760 square feet
- 5-bedrooms, 3 bathrooms
- **2 bedrooms + 2 full baths downstairs**
- Game room upstairs
- Open-concept layout
- High ceilings throughout main living areas

Comfort & Interior Feel

- Bright white/neutral interior palette
- Open sightlines from entry to living area
- Abundant upgraded LED lighting

Kitchen

- Granite countertops with large island with seating
- Stainless steel appliances + double ovens & built-in microwave
- Gas cooktop
- Soft-close cabinets

Bathrooms

- Modern finishes with neutral tones
- Separate tub and shower in primary bathroom
- Dual sinks in primary and upstairs bathroom

Storage & Functionality

- Primary suite features dual walk-in closets, including a custom-designed closet for organization, visibility, and easy access.
- Linen/utility closet near laundry room
- Walk-in pantry & large kitchen drawers

Outdoor Living

- Covered patio with gas line for built-in grill
- Large backyard (room for future pool)

Location & Lifestyle

- Zoned to highly acclaimed **Katy ISD**
- Safe, master-planned community
- Close to parks and walking trails
- Community clubhouse with **water slides and splash pad**
- Easy access to major highways (I-10 & Grand Parkway/99)
- Short commute to Energy Corridor & West Houston
- Rapidly growing area with strong property value stability

Energy & Efficiency Upgrades

- Solar panels (paid in full)
- Tankless water heater
- Smart thermostat
- Energy-efficient HVAC system, windows & appliances
- LED lighting throughout

Safety / Storm & Water Protection

- Never flooded
- French drain system
- High elevation lot
- Brick exterior (front + partial sides)
- 5-inch gutters w/ large 3x4 downspouts (for better drainage)
- Automatic underground sprinkler system



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed for its accuracy. We recommend that any information, which is of special interest, be independent verified.

