

Home Features and Upgrades 2315 Centerbook Lane

- Located in Kelliwood Enclave
- 2-story brick exterior
- Mature shade tree and established landscaping
- Attached garage and carport with door
- Private home office behind French doors
- Rich wood flooring
- Updated bathrooms (cabinets, baths/showers, fixtures)
- Formal dining room for entertaining
- Tray ceiling in the dining room
- Spacious family room with soaring 2-story ceilings
- Fireplace in the family room
- Open-concept layout ideal for everyday living
- Casual dining area off the kitchen
- Island kitchen
- Quartz countertops
- Stainless steel appliances
- Extensive cabinetry for storage
- Recessed lighting in the kitchen
- Walk-in pantry with wraparound shelving
- Main-floor half bath for guests
- Upstairs game room
- All 4 bedrooms located upstairs
- Large sitting area in the primary suite
- Tray ceiling in the primary bedroom
- Primary bath with dual sinks
- Separate soaking tub and shower in the primary bath
- Laundry chute from Primary directly to laundry room
- Oversized walk-in closet in the primary suite
- Jack and Jill bath serving two secondary bedrooms
- Additional full bath upstairs
- Covered patio for outdoor entertaining
- Extended patio
- Dedicated covered spa area
- Fenced backyard with green space to relax and play
- Just under half a mile from the Kelliwood Rec Center, pool, and tennis courts
- Zoned to Katy ISD – Hayes Elementary (Walkable), McMeans Junior High, Taylor High School
- New Hot Water Heaters (2) – April 2026
- New HVAC Unit Downstairs – May 2026
- New Windows
- All Light Switches and Outlets New
- Blown Insulation in Attic – 2 Years