

# Home Features & Upgrades

## 3426 SUMMER RANCH DRIVE

- Single-story home
- Built by Meritage Homes
- 3,016sf
- 14,910sf lot
- Built in 2013
- Roof 13 yrs old
- Canyon Lakes at Cardiff Ranch
- Zoned to Katy ISD
- Open-concept floor plan
- Natural light
- Timeless finishes
- Updated lighting/ceiling fans
- Engineered wood flooring
- New paint throughout 2025
- New 2025 upgraded tiles
- Crown molding
- Security system
- Faux wood blinds
- Insulated/Low-E windows
- Brand NEW custom made metal and Flemish glass front door that also opens above the bottom panel for air flow into the house
- Large extended foyer
- Both formal living and dining spaces
- Expansive family room with gaslog fireplace
- Recently updated kitchen
  - All new quartz countertops with waterfall edge
  - Abundant cabinetry
  - New stainless steel appliances
  - Gas oven/range with vent hood
  - Walk-in pantry
- Private primary suite
  - Spa-like bath
  - Oversized walk-in shower
  - Dual vanities
  - Walk-in closet
- Spacious secondary bedrooms
- Dedicated media room
- Blown Insulation on attic ceiling and A/C controlled attic space
- New HVAC Condenser unit in attic
- Covered patio
- Extended sun patio
- Two water fountain features in gardens front and back
- Sprinkler system
- Electricity plumbed to the backyard fountain with extra plugs for lighting and xmas lights
- Whole property embedded termite prevention system with refillable stations in yard and around house foundation
- Oversized fenced backyard
- Scenic lakes, walking trails, and resort-style amenities