

# Property Highlights & Upgrades

## 22523AUBURNVALLEYLANE,KATY,TX77449

Offered at \$334,900

Priced to Sell • Incredible Value • Move-in Ready

Rare Standout Feature: Dual Master Suites

This property features a highly sought-after and rare layout with **two Primary Suites**. One spacious suite is conveniently located on the first floor, while a second full master suite is located upstairs—offering maximum privacy and flexibility for guests or multi-generational living.

### Interior Enhancements

- **Brand New Flooring:** High-quality flooring installed throughout the entire home (carpet-free).
- **Fresh Professional Paint:** Full interior walls freshly painted in a modern neutral palette.
- **Upgraded Fixtures:** New ceiling fans and light fixtures installed in every room and bathroom.

### Modern Kitchen & Pantry

- **New Appliances:** Brand new stove and microwave recently installed.
- **Custom Storage:** Newly installed custom cabinets in the pantry for maximized organization.
- **Updated Hardware:** New faucets on all sinks throughout the house.

### Bathroom Modernization

- **New Vanities:** Contemporary vanities installed in bathrooms for a sleek, updated look.
- **Complete Hardware Refresh:** New faucets, shower heads, and hardware in all bathrooms.
- **Designer Lighting:** Brand new light fixtures in every bathroom.

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**Alejandra Carlo | eXp Realty LLC**

*This home looks and feels brand new. Contact your agent to schedule a showing today!*