

Property Address: 2302 Wigmaker Dr, Katy, TX 77493

Seller(s): Blake Handley & Jacquelyn Handley

Property Improvements & Updates

The sellers have taken great pride in maintaining and updating the home and truly love the neighborhood, neighbors, and schools. Below are the recent improvements completed throughout the property:

Exterior Updates

- New Timberline composite shingle roof (March 2026)
- Exterior paint and trim touch-ups
- Pressure-washed driveway and sidewalk
- New mailbox
- New wood deck off the primary bedroom

Interior Updates

- Luxury Vinyl Plank flooring throughout
- Both bathrooms remodeled
- Fresh interior paint
- New window blinds throughout the home
- Updated interior door hardware
- Kitchen quartz countertops and appliances
- Repainted kitchen cabinets with new hardware
- Living room ceiling fan with remote and light
- Dining room pendant light fixture
- 4 new recessed can lights in Bedroom #2
- All new switch plates, outlet covers, and A/C registers
- New attic stair access
- Refrigerator may be included with a strong offer

Additional Features

Home includes a premium Ubiquiti UniFi camera and networking system installed by the previous owner, who worked in IT. The setup includes multiple high-end security cameras and a dedicated structured networking/IT closet for centralized equipment management. A great feature for buyers looking for enhanced security, smart home capabilities, and advanced networking infrastructure already in place. The entire system will convey with the home.

This beautifully updated home is move-in ready and showcases pride of ownership throughout.