

Systems & Upgrades

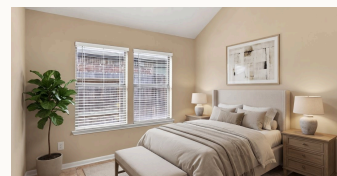
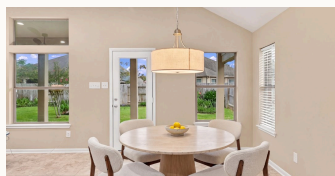
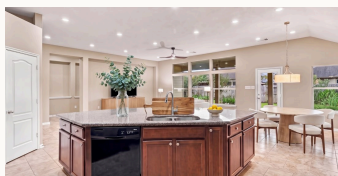
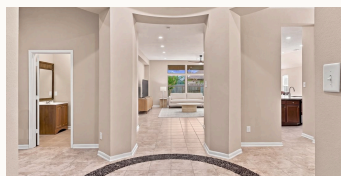
24015 ORANGE ORCHARD LANE · KATY, TEXAS 77493

A 2013 single-story home in Katy Oaks



THE AGES

ROOF	2013	Composition shingle, original to the home.	WATER HEATER	2013	One standard tank.
FOUNDATION	2013	Slab.	COVERED PATIO	2013	Fully covered, across the back of the house.
FOURTH BEDROOM	2013	Converted from the original den.	FENCE	2024	Replaced. Yard fully fenced.
REFRIGERATOR	~2020	Replaced, about 2020 per the seller.	LIGHT FIXTURES	2026	New lights.
ENERGY STAR	YES	Energy Star qualified home and appliances.	PRIMARY TOILET	2025	Japanese-style washlet, new.



THE LAYOUT — ONE STORY

- Formal foyer with **arched doorways**
- Formal dining room, about 18 by 15
- Open great room, about 19 by 12, joined to the breakfast room and kitchen
- Breakfast room, about 11 by 11
- Great room and primary bedroom face south
- High ceilings; tile and carpet floors

THE KITCHEN

- **Granite** countertops and an island
- 42-inch **birch** cabinets
- **Whirlpool** appliances, Energy Star
- Gas cooktop and disposal
- Refrigerator replaced around 2020

THE PRIMARY SUITE

- **Soaking tub** and a separate shower
- Vanity with a makeup area
- Walk-in closet, about 12 by 8
- **Japanese-style washlet**, installed 2025
- Ceiling fans

OUTSIDE & COMMUNITY — KATY OAKS

- **Fully covered patio**, built 2013
- Professionally designed landscaping
- **Irrigation front and back**
- Fully fenced; fence replaced in 2024
- Katy Oaks HOA, **\$600 a year**: park, playground, trails and recreational facilities
- In Harris County MUD 65
- Quick access to the Grand Parkway (TX 99) and I-10

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System ages and upgrades reported by the seller on the CKT MLS & Marketing questionnaire, 10/2026. Interior photos virtually staged. Deemed reliable but not guaranteed — buyer to verify. Equal Housing Opportunity. Keller Williams Premier Realty.