

# 3535 Clipper Winds Way Trail

## Houston Tx. 77084

### 💡 Beautifully Updated Home — Move-In Ready!

### 🏠 Extensive Home Improvements & Upgrades

This beautifully maintained home has been thoughtfully updated with numerous recent improvements, offering comfort, style, and peace of mind for its next owner.

### 🌿 Exterior Features

- New roof
- New privacy fence
- Professionally repaired foundation with a lifetime warranty, transferable to the new owner
- Gutters installed
- Epoxy-coated garage floor
- Energy-efficient double-pane windows throughout

### 💡 Interior Upgrades

- Fresh interior paint throughout, including walls and doors
- New modern light fixtures
- New plumbing fixtures
- Beautifully remodeled primary bathroom shower
- New laminate flooring throughout the second floor
- New wooden staircase

- New window blinds
- New gas stove
- Ceiling fans in all bedrooms
- Downstairs bedroom, perfect for a home office, guest room, or flexible living space

### **Spacious & Flexible Floor Plan**

- 4 bedrooms
- 2½ bathrooms
- 2-car garage
- **Two living areas** — ideal for entertaining, a media room, or a second family space
- **Two dining areas** for formal meals and everyday dining

### **Prime Location**

Enjoy the best of convenience and lifestyle with:

-  Highly regarded Katy ISD schools
-  Low HOA fee — only \$380 annually
-  Low property tax rate — approximately 2.23%
-  Walking distance to shopping centers
-  Convenient access to restaurants and entertainment
-  Easy access to major freeways