

1006 Rock Canyon Drive

Katy, Texas 77450

Extensively Updated Single-Story Home



3 Bedrooms



2 Full Bathrooms



1,742 Sq. Ft.



10,649 Sq. Ft. Lot



2-Car Garage



Katy ISD



Many of the expensive ownership items have already been addressed, along with major cosmetic updates throughout the home.

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Major Systems & Big-Ticket Improvements



- Roof replaced in 2024
- A/C replaced in 2023
- All new vinyl windows
- New electrical breaker box
- New outlets, switches, and GFCI outlets
- Interior and exterior paint
- New exterior gates

2

Remodeled Kitchen



- Two-tone soft-close cabinetry
- Quartz countertops
- Stainless steel appliances
- Samsung refrigerator included
- Under-counter microwave
- Kitchen island
- Porcelain backsplash
- Range hood
- New sink, faucet, and garbage disposal
- New lighting



Updated Bathrooms

Primary Bath

- Double-sink vanity
- Sliding glass shower doors
- Large-format porcelain wall tile
- New floor tile
- New shower faucet
- New faucets, mirrors, hardware, toilet, exhaust fan, and lighting

Guest Bath

- New bathtub
- Large-format porcelain wall tile
- New floor tile
- New vanity and faucet
- New mirror, hardware, toilet, exhaust fan, and lighting
- New shower faucet



4

Interior Finishes & Features

- Luxury vinyl flooring throughout
- New ceiling fans
- New interior lighting
- New exterior lighting
- New door handles and door stops
- New smoke alarms
- New A/C registers
- Fireplace



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Property Features

- Single-story layout
- Brick veneer exterior
- Slab foundation
- Central heating and cooling
- Flat/level lot
- Cimarron Sec 02
- Pool-size backyard on nearly a quarter-acre lot
- FEMA flood zone: Zone X

Strong update story: 2024 roof + 2023 A/C + all new windows + updated electrical + remodeled kitchen + renovated baths + new flooring throughout.