

22135 Birch Valley Drive

Katy, Texas 77450

Freshly renovated Creekstone home with flexible living



3

Bedrooms



2 Full + 1 Half

Bath



1,994

Sq. Ft.



5,832

Sq. Ft. Lot



2-Car

Garage



Katy ISD

A fresh renovation, designer touches, and major system updates give this home a head start for its next owner.



Major Systems & Big-Ticket Improvements

- Brand-new roof — June 2026
- Transferable warranty on the brand-new roof
- HVAC updated in 2023
- New registers and insulation boxes
- Full interior and exterior paint, including doors and door frames.



Remodeled Kitchen

- Quartz countertops, new sink and faucet
- Freshly painted cabinets and new hardware
- New gas range, built-in microwave and dishwasher
- Handmade-look tile backsplash and recessed LED lighting



Updated Baths

- Primary bath: dual sinks, custom cabinetry and oversized walk-in shower
- Dual arched mirrors, marble-look surround and designer brass lighting
- Statement powder bath with a natural oak vanity and moody charcoal accent wall
- Updated secondary bath with new vanity, fixtures, mirror, lighting and toilet



Interior Finishes & Features

- Wood-look laminate flooring in main living areas and hallways
- Fresh bedroom carpet
- Open staircase with wood-look treads and modern metal railing
- White-painted brick fireplace with custom marble-clad mantel
- Under-stair wet bar; refrigerator, washer and dryer included



Property Features

- Flexible front living and dining rooms can serve as office, hobby, game or second living space
- Spacious backyard with large travertine patio
- Zoned to Katy ISD, including Cinco Ranch High School
- Creekstone pool, park and clubhouse nearby

Brand-new roof (June 2026) + 2023 HVAC + renovated kitchen and baths + travertine patio

School zoning and property details should be independently verified.