

UPGRADES & HIGHLIGHTS

ADDRESS: 24111 Avocet Creek Road, Katy, Texas, 77493

- Built by **Perry Homes**, known for quality craftsmanship and thoughtful design.
- **No rear neighbors**, providing enhanced privacy in the backyard.
- **High ceilings** that create an open and airy feel.
- Stylish **wood-look tile flooring** for durability and modern appeal.
- Sleek **white quartz countertops** in both the kitchen and bathrooms.
- **Four-burner gas cooktop** ideal for everyday cooking.
- Dedicated **home office** with double glass French doors.
- Luxurious primary bathroom featuring **dual sinks**, a **garden tub**, and a **separate glass-enclosed shower**.
- Secondary bathroom includes a convenient **tub/shower combination**.
- Spacious **walk-in closet** in the primary bedroom.
- **Google Home-compatible lighting** in the living room and primary bedroom.
- **Smart thermostat** with remote temperature control.
- **App-controlled sprinkler system** with customizable watering schedules.
- Fenced **dog-friendly grassy area** just a one- to two-minute walk away.
- Approximately **three minutes** from a large community park with a children's playground, basketball court, walking trails, green spaces, and an adjacent dog park.
- **Lakeside Landing Recreation Center** is about a four-minute walk, offering resort-style beach-entry pools, a splash pad, and a fitness center.
- **Tennis and pickleball courts** located roughly a three-minute drive away.
- Zoned to highly sought-after **Katy ISD** schools.
- Close to **fine dining, shopping centers**, and everyday conveniences.
- Easy access to **Grand Parkway 99** and **FM 529** for smooth commuting.

