20702 Holly Rain Drive

Katy, Texas | Property Updates

Heating, Cooling & Water

- Air conditioner with soft-start kit
  10-year warranty: September 1, 2023 through September 1, 2033
- 3-ton HVAC coil and PCO non-ozone air purifier
  10-year warranty: March 20, 2024 through March 20, 2034
- Whole-house water softener
- Under-sink reverse osmosis system in the kitchen
  3-year warranty on RO filter: October 1, 2026 through October 1, 2029
- Water tank cleaned and updated with copper piping

Exterior & Garage

- Additional gutters added to divert water around the entire perimeter of the home
- Driveway lifted and repaired
  5-year warranty: November 1, 2026 through November 1, 2031
- Garage door upgraded
- Storm door purchased for the front entry
- Ceiling fan added to the back porch

Interior & Appliances

- Gas stove recently upgraded
- Refrigerator, washer and dryer updated and convey with acceptable offer
- Interior walls and ceilings painted throughout

Community Amenities

Pool • Tennis court • Children’s play area • Community center

Information provided by the seller. Buyers should verify warranty coverage and transferability.