

Recent Improvements, Maintenance & Warranties

2611 Kielder Shadow Court • Katy, Texas 77494

The current owner has consistently invested in maintaining and improving this home. The following highlights demonstrate the care and attention the property has received.

Improvement / Service	Date / Status
Original Owner	Since 2016
Custom Coventry Builder Upgrades	Completed During Construction
Custom Interior Design, Window Treatments & Decorative Finishes	Throughout Home
Custom Swimming Pool & Expanded Patio	Added After Construction
Generac Whole-Home Generator Installed	After Hurricane Harvey
Generac Warranty	Valid Through April 14, 2031
Thermador Refrigerator Installed	September 4, 2023
Blaze 34" Professional Built-In Gas Grill Installed	March 5, 2024 (Used Only Twice)
Two New Water Heaters Installed	July 11, 2025
Water Heater Warranty	Valid Through June 23, 2031
HVAC System	Professionally Inspected and Maintained
Roof	Excellent Condition – Estimated Approximately 20 Years of Remaining Useful Life
Professional Landscaping	Continuously Maintained
Swimming Pool	Professionally Serviced
Pest Prevention	Regular Quarterly Service
Property Tax Protests	Professionally Managed Annually
Security System with Cameras	Professionally Monitored
Smart Exterior Lighting	Automatic Sunrise/Sunset Operation
Automatic Sprinkler System	Programmable Irrigation Controller

Additional Buyer Benefits

- One-owner home with exceptional pride of ownership.
- Meticulously maintained inside and out.
- Spectacular lake views with no public walking trail behind the property, providing outstanding backyard privacy.
- West-facing orientation offers comfortable afternoon and evening shade over the pool and outdoor living areas.
- Premium custom builder upgrades not found in many comparable homes.
- Major mechanical systems have been proactively maintained and updated.
- Move-in ready with numerous high-quality improvements already completed.

Included with the Sale

The owner can provide available documentation for many of the home's improvements and major systems, including warranties, installation information, and service records where applicable.