

JUST LISTED

5306 LITTLE JASMINE WAY

KATY, TEXAS 77449

2016

YEAR BUILT

3

BEDROOMS

2

FULL BATHS

+/-1,717

SQ. FT.

WELL CARED FOR | FUNCTIONAL LAYOUT | MOVE-IN READY

A thoughtfully maintained home with neutral finishes, flexible spaces and room to make it your own.

KITCHEN & LIVING

- ◆ **Flexible front room** Use as formal dining, a home office or additional sitting space.
- ◆ **Island kitchen** Granite counters, dark cabinetry and a gas range create a practical workspace.
- ◆ **Wood-look vinyl flooring** A warm, easy-care finish in the entry, kitchen and breakfast area.
- ◆ **Comfortable living room** Neutral carpet, a ceiling fan and plenty of natural light.
- ◆ **Two-inch blinds** Installed throughout the home for privacy and a finished look.
- ◆ **Professionally cleaned** The home and carpets have been professionally cleaned.

PRIMARY SUITE & HOME

- ◆ **Private primary bath** Soaking tub, separate stand-up shower and enclosed toilet room.
- ◆ **Dual-sink vanity** Extra counter space and storage for everyday routines.
- ◆ **Large walk-in closet** Generous storage located inside the primary suite.
- ◆ **Indoor laundry room** Conveniently located inside the home with useful shelving.
- ◆ **Spacious fenced backyard** Room to add a patio, outdoor kitchen or custom gathering space.
- ◆ **Roof replacement scheduled** Planned prior to closing; completion to be confirmed.

PRICED TO SELL

A great value - plus the refrigerator, washer and dryer are included.

MORE TO LOVE

CURB APPEAL

Brick exterior, mature tree and inviting covered entry

JASMINE HEIGHTS

Established Katy community with a neighborhood park

EVERYDAY CONVENIENCE

Three bedrooms, two baths and a two-car garage

READY FOR ITS NEXT CHAPTER

Well maintained, professionally cleaned and ready to welcome its next owners.

SELLERS

Humberto Cornejo & Maria E. Duran Zambrana

PREFERRED TITLE COMPANY

Frontier Title | 23501 Cinco Ranch Blvd., Suite F200
Katy, Texas 77494