

1122 Daria Drive

PROPERTY IMPROVEMENTS & MAJOR SYSTEMS

RECENT IMPROVEMENTS

Completely Renovated & Reconfigured Kitchen - 2025

- Huge quartz waterfall island with bar seating
- Shaker-style cabinetry
- Double ovens
- Gas cooktop
- Built-in microwave
- Large pantry
- Redesigned layout for improved function and flow

New French Doors to Back Patio

- French doors added to create a beautiful connection between the living area and outdoor patio

New French Doors Added to Office

- French doors added to define the office while maintaining an open, light-filled feel

All First-Floor Wood Floors Completely Refinished - 2026

MAJOR SYSTEMS

- First-floor American Standard A/C - 2017
- First-floor furnace - 2017
- Second-floor Trane A/C - 2014
- Second-floor furnace - 2000
- Both A/C systems use R-410A refrigerant
- 50-gallon natural gas water heater - 2020

INCLUDED WITH THE HOME

- Kitchen refrigerator stays
- Washer and dryer in laundry room stay
- No exclusions

ADDITIONAL FEATURE

- Landscape irrigation system

KATY ISD SCHOOLS

- Wolfe Elementary School
- Memorial Parkway Junior High
- James E. Taylor High School

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